

**Draft Minutes Transfer Station Improvement Committee (TSIC)
January 8, 2024, Cook Memorial Library**

Call to Order: 6:06 pm

Present: Richard Doucette, Ian Haskell, Willie Farnum, Maud Anderson, Kelley Goodson, Sue Stowbridge (remote) Ellen Farnum (secretary)

Approve minutes from December 18, 2023

Motion to approve: Richard

Second: Ian H.

vote: unanimous

North Country Recycling (Potential Alternative Site for Transfer Station)

Willie, Richard, and Steve Schaffer have visited North Country Recycling Center two times and have met with the Tamworth Selectboard to discuss the possibility of purchasing the property to serve as a site for a future Transfer Station/Recycling Center. Willie, Steve, and Richard have been authorized by the Selectboard to negotiate with the real estate broker and property owner.

At Present:

- Richard, Willie, and Steve feel that the asking price for the property is far too high. Richard has estimated of the worth of the property based partially on the assessed value. The current asking price would need to be lowered significantly for negotiation to begin.
- The town would need to see a closure plan and ensure that the closure plan has been followed before any offer could be made.
- There is a large amount of clean-up needed (tires, C&D, creosote poles and RR ties) before an offer could be considered. (Some cleanup is currently underway).
- Soil investigation needs to be done before an offer could be considered.
- Property is accessed by a fifty foot right of way easement; how does this affect the value of the property?

Further Actions/Suggestions:

1. The realtor will provide documents that explain reasons for the price set. These will need to be reviewed.
2. Further research needed to make sure USDA money could be used for a property acquisition. (So far, USDA has been supportive of this idea as long as environmental studies are done, and proper documents submitted.)
3. Use existing town funds appropriated for the transfer station improvement to cover property cost and save the USDA funds for equipment and building.
4. Explore the possibility of getting a low interest loan through USDA.
5. Explore resale value of existing transfer station to offset costs of property purchase.
6. Consider using Sanborn, Head & Associates to give input on this site as well as potential cost for development.
7. Explore leasing part of the North Country recycling property to a solar company. If property is purchased, a solar array lease could produce income for Tamworth.

8. Discuss purchasing equipment (baler, forklift) with current owner.
9. As NRRA members, we should be able to receive Annual Activity reports and Environmental Impact Reports (EIRs) to demonstrate how much material was hauled in the calendar year to show the benefits of recycling. These can be accessed later this month (Jan. 2024) and could be useful in obtaining grant funding.

Funding:

- TSIC will not ask the town for additional money at Town Meeting in March, 2024.
- **Northern Borders Regional Commission:**
There are two grants available: TSIC hopes to reapply. In the application, TSIC will emphasize the effort to regionalize with other towns and will find out more about getting a Standard Permitting license that would allow residents from other towns to dispose of recyclables in Tamworth.
Spring 2024 Timeline and Key Dates
Pre-Application (Required) Due on March 15, 2024, 5:00 pm EST
Application (By Invitation) Due on May 3, 2024, 5:00 pm EST
Fall 2024 Timeline and Key Dates
Pre-Application (Required) Due on September 6, 2024, 5:00 pm EST
Application (By Invitation) Due on October 18, 2024, 5:00 pm EST
- **EPA Grant:** TSIC members have not heard why we did not receive funding previously but will send in a second application if grant funding becomes available.
- **Recycling Partnership:** Maud will find out about the application process for this grant. This grant has a rolling application date.

To do list:

Richard, Willie and Steve:

- Continue to negotiate with the North Country Recycling Center realtor and property owner.
- Approach Selectboard and request that Sanborn, Head & Associates look at the new site.

Richard:

- Work on grant for Northern Border Regional Commission,
- Find out more about lease agreements for a solar array,

Maud:

- Obtain information from NRRA on Tamworth's recycling,
- Explore applying for the Recycling Partnership grant,

Next Meeting: February 19, 2024, Cook Memorial Library at 6:00 pm.

Meeting adjourned: 7:00 pm

Minutes: E Farnum

