

**Draft Minutes, Transfer Station Improvement Committee (TSIC)  
March 22, 2024, Cook Memorial Library, 6:00 pm**

**Call to Order:** 6:07

**Present:** Willie Farnum, Ian Haskell, Richard Doucette, Gabrielle Watson, Sue Stowbridge (remote) Kelly Goodson, Steve Schaeffer, Ellen Farnum (secretary).  
*Member of the Public:* Becky Mason

**1. Approve Minutes from 2-19-24.**

Moved: Willie F. Second: Richard D. **Vote:** unanimous

**2. Update on Negotiations with North Country Recycling (NRC):**

The Negotiating Team met with Tony Pusateri who is representing North Country Recycling and their realtor Karen Hasselman on Wednesday 3-20-24.

NCR expressed their willingness to lower the price of their land and property to 1.1 M. Included in this price would be land, buildings, truck scales and a horizontal baler.

There are several items that must be reviewed (listed below in Estimated cost chart), but should the town decide to purchase the property there are funds that could be used.

NCR would be willing to accept the land the current Tamworth Transfer Station sits on valued at \$300,000 to \$350,000, as part of the payment. (The Tamworth Transfer Station Property was recently appraised by Realtor Paul Wheeler.) NCR would then lease the property back to the Town of Tamworth for a modest fee so that we could continue operations there until the new site was ready to open.

- **Available Funds to purchase property:**

- \$300,000 to \$350,000, (value of present transfer station)
- \$815,000 from taxes and the Tamworth Foundation.
- \$493,000 from the USDA grant.

**Total Funds available:** \$1,608,000.

If the town purchased NCR at the price of \$1.1million, would still have approximately \$508,000 to remodel the site and purchase necessary equipment so that it could operate as a municipal transfer station.

**Estimated cost for anticipated work, engineering, construction, and equipment needed:**

The following items will need to have the estimated costs verified.

a.	An Environmental study is necessary when using USDA grant funds. *Expense could be shared with the seller as they're required to do an environmental study.	60K*
b.	2 MSW compactor(s) \$50K each	100K
c.	2 Pads for new MSW compactor(s) 10'X5 \$20K each	40K
d.	Set up bunkers for C&D, Metals. (cost to be determined)	? Highway?

e.	Set up for 3 containers for Electrical, Tires, Refrigeration (cost to be determined)	? Highway?
f.	5 Steel Material 2 cu. Yds. handling carts with bump release	9K
g.	Forklift	40K
h.	Eye wash and emergency shower	8K
i.	Shelving	5k
j.	Surveillance system and radios	1K
k.	Glass pulverizer	72K
l.	signage (possible grant from NH the Beautiful)	2K
m.	<b>Sub total</b>	<b>337K</b>
n	Engineering (meeting is scheduled with engineers to review the use of the NCR site)	?
o.	<b>Remaining funds to be used for additional materials, expenses, highway department and engineering 171K</b>	171K
p.	<b>Total</b>	<b>508K</b>

#### Further discussion of Equipment:

TSIC has questions about the horizontal baler that would be part of a purchasing agreement- what condition is it in? Will it need work? What kinds of materials can it bale? etc. Willie will met Todd Hager of Atlantic Recycling Equipment, LLC sold NCR the baler and will come and assess it next week on 3/27 at 11:00 am.

#### Public Comment:

Becky Mason had the following questions and concerns:

1. **Petitioned Article:** The original petitioned warrant article approved in 2022 was worded to read: *"To see if the town will vote to approve improvements to the transfer station to provide a safe working environment to employees and to the public using the facility, and optimize recycling, manage waste responsibly, and save the town money,....."*

Becky expressed concerns that the new proposal, which uses the allocated funds for a new property might not reflect the intent of the voters.

*Richard has already checked with the town attorney to address this concern. The attorney believes that a transfer station located at a new site would be in line with the voter's intent and will and should not be a concern. Richard also outlined the review process that would be required before the Selectboard could make an offer to NCR. The RSA that governs the Select Board sale of town land has specific requirements for public meetings. Input must be obtained from the Planning Board and Conservation Commission, then two public hearings must be held by the SB. The hearings must be 10-14 days apart.*

2. **Questions on the amount of the available funding.**

*TSIC reviewed available funding based on Town financial reports.*

3. **Question about the economic benefit of baling aluminum:**

*Tamworth's aluminum is still being managed by Aron Ricker.*

*TSIC members agreed that Mr. Ricker has been offering a good financial deal for the town and presently hauls metal and aluminum to his site at no cost to us.*

#### **4.Question and Discussion of baling other materials:**

*Hauling and tipping fees continue to increase. Having a baler and a storage building will enable Transfer Station managers to both reduce the number of trips need to transport commodities, and to hold/store material until there is a favorable market. TSIC members agreed that our main goal initially, will be to provide the baseline services we currently have.*

#### **5. Concerns about the heavy traffic on Rt. 16 on Sunday.**

*TSIC members agreed that the traffic is heavy! Discussion of extending the hours of the transfer station on Saturday, and perhaps changing days the Transfer station is open.*

#### **Further Discussions:**

##### **Buildings:**

Negotiators have had an opportunity to view the buildings but will need do a more formal evaluation.

##### **Comparison of Utility Bills:**

Richard requested info on the NCR utility bills to plan on future operational costs. However, NCR stressed that 2023 was not a representative year, as the company had a heating system failure, and used electric heaters to keep the building heated until midwinter. (Note high electric cost and low propane cost.) In December, a brand new \$7,000.00 heating system was installed.

##### **NCR Heating:**

Eastern Propane: yearly cost in 2023:     \$952.65  
Eversource yearly cost for 2023:         8,786.24

##### **Present Tamworth Transfer Station heating:**

2024: the town has budgeted \$2,500. (Cost usually runs under \$2,000.)

##### **Testing for Contamination:**

Richard spoke with Matt Rose, Solid Waste Planner with Lakes Region Planning Commission (LRPC.) LRPC is finalizing a program right now to do testing of potential 'brownfield' sites. He indicates this site, and our potential acquisition of it, would qualify us for a NO COST phase 1 and 2 investigation. Tamworth could jump right into the program and start almost immediately to develop a scope of work. The firm doing the work for LRPC is Nobis. <https://nobis-group.com>

Based on its past uses, we should assume there may be some level of contamination. If there is some, and it's designated as a "brownfield," Matt was very clear we should not let this designation scare us away from using the property. The State wants to redevelop brownfields and they have various programs to assist in doing that. Using a potentially contaminated site for the purpose we anticipate is exactly what the State would want. LRPC member Matt Rose will meet with representatives of TSIC and Selectboard in two weeks.

Richard also called DES and spoke with Laurel Pushee, who facilitates NHDES-published best management practices for motor vehicle recycling and crushing

operations, scrap metal collection and recycling. Laurel Pushee is familiar with the NCR property and has a very positive impression of it.

Future development – for an appropriate project such as a solar farm (which could generate income for the town) – could qualify for 80% State funding.

### **Next Steps:**

Recycling needs at the new facility - what do we need to run recycling operations at the new NCR site? TSIC will consult with NRRA and/or local transfer station supervisors and ask them to visit the site and offer advice. We would like to understand the basic parameters of what we're looking at, and welcome advice on traffic flow, storage needs, layout, etc.

- April 1 or May 13<sup>th</sup> Richard, Steve, Ian and Willie will meet with the Tamworth Conservation Commission
- \*April 24<sup>th</sup>: Richard, Steve, Ian and Willie will meet with the Tamworth Planning Board (\*this is the soonest slot available.)
- Select Board Hearings May 2 and May 16
- April-May: consult with other local Transfer Station Supervisors and if possible, NRRA Solid Waste Advisory Team (SWAT)

### **Grant Funding:**

TSIC members discussed other available grant funding options.

### **Meeting Adjourned: 7:15**

Minutes E. Farnum