

**AGENDA**

**LOUDON COUNTY SOLID WASTE DISPOSAL COMMISSION**

**October 9, 2012**

**6:30 p.m.**

**LOUDON COUNTY COURTHOUSE ANNEX**

**Loudon, Tennessee**

1. Call to Order
2. Approval of the Minutes – September 11, 2012
3. Items of Public Concern
4. Cash Activity Report
5. Operations Report
6. Attorney's Report including Update on Procurement Process
7. Viewshed Analysis
8. Other Items of Consideration
9. Adjourn

MONTHLY CASH REPORT

September                      OF                      2012

**CASH RECEIPTS:**

Landfill Host Fees	<u>14,529.89</u>
Closure/Post Clo. Security Fees	<u>21,348.08</u>
Interest Received	<u>326.26</u>
Tire Grants	
Other: _____	

**Total Monthly Revenue:** 36,204.23

**CASH DISBURSEMENTS:**

Commissioner Meeting Pymts.	<u>350.00</u>
Commissioner Travel/Seminar Meeting Expense	
Legal Services	<u>6,471.29</u>
Audit/Accounting Services	
Consultants	
Trustee's Commission	<u>358.78</u>
Debt Service/Loudon - Water Lines	<u>3,750.00</u>
Santek-Tire Grant	<u>1,388.00</u>
Engineering Services	
Office Supplies	
Building and Contents Insurance	
Other: <u>Contracted Services-Mowing</u>	<u>600.00</u>

**Total Monthly Expense:** 12,918.07

Change in Net Assets: 23,286.16

BEGINNING CASH BALANCE:                      \$                      2,391,495.04

CLOSURE RESERVES:	<u>\$ 902,817.05</u>
<b>Total Closure Reserves and General Account</b>	<b>\$ 2,414,781.20</b>
GENERAL ACCOUNT:	<u>\$ 1,511,964.15</u>

ENDING CASH BALANCE:                      \$                      2,414,781.20

CHANGE IN CASH POSITION                      \$                      23,286.16



650 25th Street, N.W., Suite 100  
Cleveland, Tennessee 37311  
(423) 303-7101  
Toll Free: (800) 467-9160

Email: [mail@santekenviro.com](mailto:mail@santekenviro.com)  
Internet: [www.santekenviro.com](http://www.santekenviro.com)

**Monthly Operations Report**  
**Matlock Bend Landfill**  
**October 9, 2012**  
**Presented by:**  
**Santek Environmental, Inc.**

- I. OPERATIONS**
  - A. Tonnage Report
  - B. Customer Report
  - C. Inspection
  - D. Materials Classification Report
  - E. Tire Report
  
- II. ENGINEERING**
  - A. Remaining Airspace Utilization Schedule
  
- III. HOST & SECURITY FEES**

**LANDFILL TONNAGE VOLUME  
MONTH ENDING -  
SEPTEMBER 2012**

**MATLOCK BEND LANDFILL**

MONTH	2011		2012		2011 TO 2012	
JANUARY	12263.30	21228.22	8964.92			
FEBRUARY	14311.55	19725.24	5413.69			
MARCH	21861.87	21278.30	-583.57			
APRIL	19200.92	18513.04	-687.88			
MAY	19189.17	21187.33	1998.16			
JUNE	18316.34	19009.85	693.51			
JULY	17378.46	19732.59	2354.13			
AUGUST	25383.15	21348.08	-4033.07			
SEPTEMBER	22528.42	19594.32	-2934.10			
OCTOBER	21370.05					
NOVEMBER	25184.76					
DECEMBER	19804.15					
TOTAL	236792.14	181616.97	11,183.79			

DAILY AVG FOR ANY  
RUNNING 30 DAY  
PERIOD 653.14

**LOUDON COUNTY**

MONTH	2011		2012		2011 TO 2012	
JANUARY	435.27	455.80	20.53			
FEBRUARY	404.65	434.11	29.48			
MARCH	474.86	500.25	25.39			
APRIL	466.94	444.00	-22.94			
MAY	468.57	476.95	8.38			
JUNE	480.37	463.27	-17.10			
JULY	470.47	496.37	25.90			
AUGUST	459.32	481.72	22.40			
SEPTEMBER	447.25	409.33	-37.92			
OCTOBER	439.67					
NOVEMBER	470.12					
DECEMBER	502.73					
TOTAL	5520.20	4161.80	54.12			

**LENOIR CITY**

MONTH	2011		2012		2011 TO 2012	
JANUARY	266.42	284.88	18.46			
FEBRUARY	271.36	283.75	12.39			
MARCH	371.20	365.85	-5.35			
APRIL	359.97	346.16	-13.81			
MAY	360.17	340.93	-19.24			
JUNE	365.29	320.28	-45.01			
JULY	351.96	354.07	2.11			
AUGUST	334.38	339.22	4.84			
SEPTEMBER	450.84	315.80	-135.04			
OCTOBER	325.24					
NOVEMBER	297.36					
DECEMBER	314.40					
TOTAL	4068.59	2950.94	(180.65)			

**CITY OF LOUDON**

MONTH	2011		2012		2011 TO 2012	
JANUARY	323.05	360.21	37.16			
FEBRUARY	321.96	332.91	10.95			
MARCH	402.55	415.05	12.50			
APRIL	394.02	370.06	-23.96			
MAY	402.53	385.40	-17.13			
JUNE	405.65	364.68	-40.97			
JULY	419.74	404.44	-15.30			
AUGUST	424.56	425.57	1.01			
SEPTEMBER	374.30	335.77	-38.53			
OCTOBER	373.74					
NOVEMBER	357.31					
DECEMBER	375.50					
TOTAL	4574.91	3394.09	(74.27)			

**WASTE SERVICES OF TN**

MONTH	2011		2012		2011 TO 2012	
JANUARY	4347.31	3697.81	-649.50			
FEBRUARY	4637.87	3731.86	-906.01			
MARCH	6678.49	3915.26	-2763.23			
APRIL	5450.54	4006.32	-1444.22			
MAY	7030.55	4785.96	-2244.59			
JUNE	6076.54	4263.01	-1813.53			
JULY	6536.20	5067.34	-1468.86			
AUGUST	7337.91	5069.62	-2268.29			
SEPTEMBER	3318.35	4521.29	1202.94			
OCTOBER	3415.25					
NOVEMBER	4087.34					
DECEMBER	3386.00					
TOTAL	62302.35	39058.47	(12,355.29)			

**WASTE CONNECTIONS**

MONTH	2011		2012		2011 TO 2012	
JANUARY	49.15	0.00	-49.15			
FEBRUARY	0.00	30.22	30.22			
MARCH	31.91	0.00	-31.91			
APRIL	11.40	0.00	-11.40			
MAY	100.53	0.00	-100.53			
JUNE	7.70	0.00	-7.70			
JULY	0.00	0.00	0.00			
AUGUST	13.09	5.40	-7.69			
SEPTEMBER	0.00	0.00	0.00			
OCTOBER	17.41					
NOVEMBER	0.00					
DECEMBER	85.10					
TOTAL	316.29	35.62	(178.16)			

**LANDFILL TONNAGE VOLUME**  
**MONTH ENDING -**  
**SEPTEMBER 2012**

**KIMBERLY CLARK - ASH**

MONTH	2011		2011	
	2011	2012	TO 2011	TO 2012
JANUARY	521.90	0.00	-521.90	
FEBRUARY	0.00	0.00	0.00	
MARCH	809.09	0.00	-809.09	
APRIL	755.23	0.00	-755.23	
MAY	640.15	0.00	-640.15	
JUNE	1124.46	0.00	-1124.46	
JULY	1176.65	0.00	-1176.65	
AUGUST	1053.96	0.00	-1053.96	
SEPTEMBER	57.68	0.00	-57.68	
OCTOBER	723.97			
NOVEMBER	132.45			
DECEMBER	0.00			
TOTAL	6995.54	0.00	(6,139.12)	

**TATE & LYLE - SLUDGE**

MONTH	2011		2011	
	2011	2012	TO 2011	TO 2012
JANUARY	1447.96	1264.44	-183.52	
FEBRUARY	2308.09	1593.58	-714.51	
MARCH	2691.51	1693.49	-998.02	
APRIL	1894.03	1629.64	-264.39	
MAY	2368.16	1527.87	-840.29	
JUNE	2083.81	1447.61	-636.20	
JULY	1775.29	2192.48	417.19	
AUGUST	1870.47	2142.03	271.56	
SEPTEMBER	1108.93	1856.06	747.13	
OCTOBER	1080.24			
NOVEMBER	1389.93			
DECEMBER	1128.19			
TOTAL	21146.61	15347.20	(2,201.05)	

**PSC METALS INC**

MONTH	2011		2011	
	2011	2012	TO 2011	TO 2012
JANUARY	944.37	5439.68	4495.31	
FEBRUARY	3499.07	3937.54	438.47	
MARCH	5743.05	4655.10	-1087.95	
APRIL	4352.13	3902.33	-449.80	
MAY	3551.34	4230.61	679.27	
JUNE	3637.91	2766.11	-871.80	
JULY	2305.75	2029.92	-275.83	
AUGUST	4901.35	2612.79	-2288.56	
SEPTEMBER	4784.14	2619.50	-2164.64	
OCTOBER	4247.48			
NOVEMBER	4596.66			
DECEMBER	3740.92			
TOTAL	46304.17	32193.58	(1,525.53)	

**TATE & LYLE - ASH**

MONTH	2011		2011	
	2011	2012	TO 2011	TO 2012
JANUARY	1447.96	958.79	-489.17	
FEBRUARY	756.49	470.78	-285.71	
MARCH	2140.97	633.01	-1507.96	
APRIL	1896.27	894.70	-1001.57	
MAY	3055.98	1183.70	-1872.28	
JUNE	2362.07	1219.60	-1142.47	
JULY	2699.09	1090.55	-1608.54	
AUGUST	3473.16	1217.54	-2255.62	
SEPTEMBER	622.29	1113.40	491.11	
OCTOBER	963.44			
NOVEMBER	830.44			
DECEMBER	808.75			
TOTAL	21056.91	8782.07	(9,672.21)	

**KIMBERLY CLARK - PAPER WASTE**

MONTH	2011		2011	
	2011	2012	TO 2011	TO 2012
JANUARY		7975.38	7975.38	
FEBRUARY		7790.53	7790.53	
MARCH		7790.86	7790.86	
APRIL		6201.17	6201.17	
MAY		7497.63	7497.63	
JUNE		7543.41	7543.41	
JULY		7927.52	5516.48	
AUGUST		6489.48	8342.83	1853.35
SEPTEMBER		9314.89	7891.37	-1423.52
OCTOBER		8032.99		
NOVEMBER		11561.17		
DECEMBER		8141.51		
TOTAL		45951.08	68960.70	50,745.29



**TENNESSEE DEPARTMENT OF ENVIRONMENT AND CONSERVATION  
DIVISION OF SOLID WASTE MANAGEMENT  
SOLID WASTE DISPOSAL FACILITY EVALUATION**

NAME OF SITE <i>London County Landfill</i>		REGISTRATION NUMBER <i>SM 53-0203</i>	DATE <i>September 14 2012</i>
LOCATION (physical) <i>off Highway 72 west of London</i>		PURPOSE <input checked="" type="checkbox"/> Complete <input type="checkbox"/> Follow-up <input type="checkbox"/> Complaint <input type="checkbox"/> Other	
OWNER/OPERATOR <i>Owner: London Co. Solid Authority Operator: Simble/Leri Higdon</i>		TYPE OF FACILITY <input checked="" type="checkbox"/> CLASS I <input type="checkbox"/> CLASS II <input type="checkbox"/> CLASS III <input type="checkbox"/> CLASS IV	
	V1	V2	
Inadequate vector control	8010	___	Leachate improperly managed
Access not limited to operating hours	8020	___	Inadequate leachate collection
Inadequate artificial or natural barrier	8030	___	system
Inadequate information signs	8040	___	Leachate observed at the site
Unsatisfactory access road(s)/parking	8050	___	Leachate entering runoff
area(s)			Leachate entering a water
Certified personnel not present			course
during operating hours	8060	___	Inadequate gas migration control
Unapproved salvaging of waste	8070	___	system
Evidence of open burning	8080	___	Inadequate maintenance of gas
Inadequate fire protection	8090	___	migration control system
Unsatisfactory litter control	8110	___	Potential for explosions or
Inadequate employee facilities	8120	___	uncontrolled fires
No communication devices	8130	___	Waste not confined to a
Inadequate operating equipment	8140	___	manageable area
Unavailability of backup equipment	8150	___	Improper spreading of waste
Unavailability of cover material	8160	___	Improper compacting of waste
Inadequate maintenance of			Unsatisfactory initial cover
runon/runoff system(s)	8170	___	Unsatisfactory intermediate
Inadequate erosion control	8180	___	cover
Inadequate dust control	8190	___	Unsatisfactory final cover
Unauthorized waste accepted	8210	___	Excessive pooling of water
Unapproved special waste accepted	8220	___	Unsatisfactory stabilization of
Tires improperly handled	8230	___	cover
Medical waste improperly handled	8240	___	Dumping of waste into water
Dead animals improperly handled	8250	___	Unsatisfactory records or reports
Washout of solid waste	8270	___	Groundwater monitoring system
No permanent benchmark	8280	___	improperly maintained
Inadequate random inspection			Operation does not correspond
program	8290	___	with engineering plans
Mishandling of special waste	8300	___	Operation does not correspond
Buffer zone standard violated	8310	___	with permit condition(s)
Inadequate maintenance of leachate			Permit, plans, operating manual
management system	8320	___	not available
			No operating scales
			8810
COMMENTS: <i>Active operation and surrounding areas look good, they are finishing dressing up where leachate pipe above the new cell was re-routed, plan to go into the new cell first of next week. They have installed 2 methane gas traps looks like Kimberly/Clark didn't reapply their paper waste which was due this year, will need to reapply it. They want to keep disposing of it.</i>			
PERSON INTERVIEWED (Signature) <i>[Signature]</i>		INSPECTED BY (Signature) <i>[Signature]</i>	
TITLE <i>Site Manager</i>		TITLE <i>Environmental Engineer</i>	
TIME OF DAY <i>10:15-11:00 AM</i>	WEATHER CONDITIONS <i>Sunny, 27°</i>	COMPLIANCE DATE	

Distribution: Facility - White    Field Office - Canary    Central Office - XC

**Materials Classification Report**  
**Matlock Bend Landfill**  
**Monthly Tonnage Summaries**

<b>Material</b>	<b>September – 12</b>	<b>Unit</b>
<u><b>MSW</b></u>		
MSW	5,380	Tons
<u><b>Special Waste</b></u>		
Other	10,584	Tons
Ash	1,256	Tons
Sludge	1,953	Tons
<b>Total Special Waste</b>	<u><u>13,793</u></u>	
<b>Total Material</b>	<u><u>19,173</u></u>	
<b>% MSW</b>	<u><u>30%</u></u>	
<b>% Special Waste</b>	<u><u>70%</u></u>	
 <b>% Sludge</b>	 <u><u>10%</u></u>	

<b>2011 Sludge %</b>		<b>2012 Sludge %</b>	
March	16	January	6
April	12	February	9
May	13	March	8
June	12	April	9
July	11	May	8
August	8	June	8
September	6	July	11
October	6	August	10
November	6	September	10
December	7		

**2012-2013 Matlock Bend  
Landfill Tire Report**

<b>Month</b>	<b>Tonnage</b>
Jul-12	29.45
Aug-12	34.25
Sep-12	17.27
Oct-12	
Nov-12	
Dec-12	
Jan-13	
Feb-13	
Mar-13	
Apr-13	
May-13	
Jun-13	
<b>Total (tons)</b>	<b>80.97</b>



**Matlock Bend Landfill  
2012 Airspace Projection / Construction Schedule**

DATE	REMAINING AIRSPACE <sup>1</sup> (CY)	MONTHLY TONNAGE	ACTUAL / PROJECTED <sup>2</sup>	UTILIZATION FACTOR	MONTHLY VOLUME CONSUMED (CY)	ENDING MONTHLY REMAINING AIRSPACE (CY)
		20,223		1.35		
Feb. 26, 2012	958,249	-	-	-	-	-
Feb. 27-29, 2012	-	2,469	A	1.35	3,333	954,916
March	-	21,278	A	1.35	28,726	926,190
April	-	18,515	A	1.35	24,996	901,194
May	-	21,203	A	1.35	28,624	872,570
June	-	19,010	A	1.35	25,663	846,907
July	-	19,733	A	1.35	26,639	820,268
August	-	21,325	A	1.35	28,789	791,479
September	-	19,610	A	1.35	26,473	765,005
October	-	20,223	P	1.35	27,300	737,705
November	-	20,223	P	1.35	27,300	710,405
December	-	20,223	P	1.35	27,300	683,104
January '13	-	20,223	P	1.35	27,300	655,804
February	-	20,223	P	1.35	27,300	628,504
March	-	20,223	P	1.35	27,300	601,203
April	-	20,223	P	1.35	27,300	573,903

<sup>1</sup> = Remaining airspace based on Oct. 2, 2011 aerial survey.

Full Date - H

January-2015

<sup>2</sup> = Projected tonnages are based on a 3 month average per Matt Dillard on 6-2-09.

<sup>3</sup> = Utilization rate based on the annual utilization rate per October 27, 2008 construction meeting (Avg. Utilization = 1.46 cy/ton)

Tonnage for Past 3 Months

July	19,733
August	21,325
September	19,610
<b>Average</b>	<b>20,223</b>

cc: Matt  
Rob  
Kenny F.  
Cheryl  
Ron  
Chris  
Levi  
David M.  
Jason



650 25<sup>th</sup> Street NW, Ste 100  
Cleveland, TN 37311

Phone: (423) 303-7101  
Toll Free: (423) 467-9160  
www.santekenviro.com

October 5, 2012

Loudon County Solid Waste Disposal Commission  
100 River Road  
P.O. Box 351  
Loudon, TN 37774

Dear Steve:

Pursuant to Section 10.6 and 10.7 of the Sanitary Landfill Operation Agreement between Loudon and Santek as of July 1, 2007, Santek agreed to pay the Commission a host fee and security fee as defined in the Agreement. The following recap reflects the calculation for the period September 1, 2012 to September 30, 2012:

Host Fees (Greater of below) –	
Total Tip Fees Billed	\$326,185.98
Host Fee Percentage	<u>4.00%</u>
	<b>\$ 13,047.44</b>
Minimum Fee	<u>\$ 10,652.00</u>

Security Fees (Greater of below) –	
Total Tonnage Received	19,594.32
Rate per ton	<u>\$ 1.00</u>
Total	<b>\$ 19,594.32</b>

Total Tip Fees Billed	\$326,185.98
Security Fee Percentage	<u>5.00%</u>
	<b>\$ 16,309.30</b>

Our checks in payment of the above fees have been remitted to the above address for the Commission. Should you have any questions or need additional information, please let me know.

Sincerely,

A handwritten signature in cursive script that reads "Andrew Kandy".

Andrew Kandy  
Regional Controller

**LOUDON COUNTY SOLID WASTE DISPOSAL COMMISSION**  
**RFP Matlock Bend Landfill Review**  
**Proposal Compilation Score Card**  
**Overall Grades**

EVALUATION FACTORS		Prop. #1	Prop. #2	Prop. #3	Prop. #4	Prop. #5	Prop. #6	Prop. #7	Prop. #8	Prop. #9
1	Steve Field	B +	B +	B +	B +	A	B +	A -	B +	B +
2	Jim Akins	A -	C +	C	B	A	B +	B	B	C +
3	Robert Harrison	<i>B</i>	<i>A</i>	<i>C</i>	<i>C</i>	<i>A</i>	<i>B</i>	<i>B +</i>	<i>C</i>	<i>B</i>
4	Arpell Patterson	C -	NG	C +	C -	A	B	A	NG	C
5	Ted Stizlar	B -	B	B	B +	C +	B +	B +	C	C
6	Bill Waldrup	A	B	B	B	A	C	B	C	C
7	John Watkins	B	A	C	B	B	B	A	C	B
<b>OVERALL GRADE</b>										

*CS*

GRADES	LETTER	DESCRIPTION OF GRADES
Excellent	A	Reserved for an excellent proposal in almost all respects (typically only given to 1 or 2 proposals)
Good	B	Reserved for proposals that are marginally better than the average proposals and possibly worthy of selection
Average	C	Reserved for proposals that are responsive but average in their quality and appeal
Below Average	NG	No Grade should be given to proposals that are below average
Deficient or Unacceptable	NG	No Grade should be given to proposals that are deficient or unacceptable

List of Proposals

PROPOSAL NUMBERS	NAMES OF PROPOSER
Proposal # 1	Civil & Environmental Consultants, Inc. (Phoenix, AR)
Proposal # 2	CTI Engineering, Inc. (Chattanooga, TN)
Proposal # 3	ES&H Inc. (Knoxville, TN)
Proposal # 4	GBB Solid Waste Management Consultants (Fairfax, VA)
Proposal # 5	Geosyntec Consultants (Knoxville, TN)
Proposal # 6	House Engineering, LLC (Nashville, TN)
Proposal # 7	Quantum Environmental & Engineering Services, LLC (Knoxville, TN)
Proposal # 8	Southern Consulting (Dickson, TN)
Proposal # 9	Thompson Engineering, Inc. (Chattanooga, TN)

*BE Matlock*  
 Signature of Compiler

*CS, Gilbert*  
 Printed Name of Compiler

Loudon County Solid Waste Disposal Commission

Property Inventory Card No. 1

Common Name of Property Tract: Landfill Original tract

Former Owner of Property: Loudon County [condemned from Mary A. Mott Hirsch  
and Marth J. Mott Powell

Street Address of Property: Highway 72 North

City, County, State: Loudon (outside city), Loudon, TN

CLT No. of Property Tract: Tax Map 043, Parcel 1

Date of Acquisition by LCSWDC: April 15, 1994

Deed Reference: Quit-Claim Deed recorded at Book 212, Page 216

No. of Acres: 150.849 acres; zoned: \_\_\_\_\_

Property Description: See attached Exhibit A

Title Company: \_\_\_\_\_

Cost Basis of Property: \$\_\_\_\_\_ [Condemned by order of Loudon County  
Circuit Court in re Loudon County vs. Mary A.  
Mott Hirsch and Martha J. Mott Powell,  
recorded in Deed Book 166, Page 4, Loudon  
County Register of Deeds Office

Contract Sales Price: N/A

Real Estate Commission Paid: N/A

Survey cost for Property: \$ ?

Phase I Survey Cost: \$ ?

Title Insurance: \$ ?

Closing Costs: \$ ?

Total Cost Basis of Property \$ \_\_\_\_\_

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# Loudon County Solid Waste Disposal Commission

## Property Inventory Card No. 2

Common Name of Property Tract: Matlock tract  
Former Owner of Property: Bill G. Matlock and Sylvia A. Matlock Living Trust uad 6/17/96  
Street Address of Property: Highway 72 North  
City, County, State: Loudon (outside city), Loudon, TN  
CLT No. of Property Tract: Tax Map 039, Parcel 026.00  
Date of Acquisition by LCSWDC: July 6, 2010  
Deed Reference: Warranty Deed recorded at Book D342, Page 38-40  
No. of Acres: 40.873 acres; zoned: Agriculture  
Property Description: See attached Exhibit A  
Title Company: Southeastern Title & Abstract Co., Inc., 600 Grove Street  
Loudon, TN 37774 (865) 458-5784  
Cost Basis of Property: \$534,885.88

Contract Sales Price:	\$ 472,476.00
Real Estate Commission Paid:	\$ 47,247.60
Survey cost for Property:	\$ 8,675.00
Phase I Survey Cost:	\$ 4,700.00
Title Insurance:	\$ 1,274.28
Closing Costs:	\$ 2,261.25
State Transfer Tax – Refund Received:	<u>(\$1,748.25)</u>
Total Cost Basis of Property	\$ 534,885.88

\*Closing costs included \$1,748.25 in state transfer tax, which LCSWDC applied for a refund on 10-11-11 and received in 2012.

Loudon County Solid Waste Disposal Commission

Property Inventory Card No. 3

Common Name of Property Tract: Purdy tract  
Former Owner of Property: Donald L. Purdy and Karen P. Beasley  
Street Address of Property: 21884 Highway 72 North  
City, County, State: Loudon (outside city), Loudon, TN  
CLT No. of Property Tract: Tax Map 039, Parcel 029.00  
Date of Acquisition by LCSWDC: July 30, 2010  
Deed Reference: Warranty Deed recorded at Book, Page  
No. of Acres: 5.26 acres; zoned: Agriculture  
Property Description: See attached Exhibit A, includes brick house  
Title Company: Southeastern Title & Abstract Co., Inc., 600 Grove Street  
Loudon, TN 37774 (865) 458-5784

Cost Basis of Property:	\$193,272.20
Contract Sales Price:	\$ 170,000.00
Real Estate Commission Paid:	\$ 17,000.00
Survey cost for Property:	\$ 950.00
Phase I Survey Cost:	\$ 4,150.00
Title Insurance:	\$ 559.20
Closing Costs:	\$ 1,242.00*
State Transfer Tax – Refund Received:	<u>(629.00)</u>
Total Cost Basis of Property	\$ 193,272.20

\*Closing costs included \$629.00 in state transfer tax, which LCSWDC applied for a refund on 10-11-11 and received in 2012.

# Loudon County Solid Waste Disposal Commission

## Property Inventory Card No. 4

Common Name of Property Tract: Ryan tract

Former Owner of Property: Edmond P. Ryan and Patsy H. Ryan

Street Address of Property: Matlock Bend Road

City, County, State: Loudon (outside city), Loudon, TN

CLT No. of Property Tract: Tax Map 031, Parcel 047.00

Date of Acquisition by LCSWDC: September 20, 2011

Deed Reference: Warranty Deed recorded at Book, Page

No. of Acres: Tract 1: 2.692 Acres; zoned: Residential  
Tract 2: 55.712 Acres; zone: Agriculture

Property Description: See attached Exhibit A

Title Company: Southeastern Title & Abstract Co., Inc., 600 Grove Street  
Loudon, TN 37774 (865) 458-5784

Cost Basis of Property: \$418,922.14

Contract Sales Price:	\$ 364,272.00
Real Estate Commission Paid:	\$ 36,427.20
Survey cost for Property:	\$ 8,775.00
Phase I Survey Cost:	\$ 5,000.00
Title Insurance:	\$ 1,024.12
Closing Costs:	\$ 2,075.91*
State Transfer Tax – Refund Received:	<u>(1,347.91)</u>
Total Cost Basis of Property	\$ 418,922.14

\*Closing costs included \$1,347.91 in state transfer tax, which LCSWDC applied for a refund on 10-11-11 and received in 2012.



**LOUDON COUNTY SOLID WASTE DISPOSAL COMMISSION**

**Term History Analysis**

**10-5-2012**

YEAR	LOUDON COUNTY					LENOIR CITY	LOUDON CITY
	SEAT 1	SEAT 2	SEAT 3	SEAT 4	SEAT 5	SEAT 6	SEAT 7
1993	Jerry Masingo(1) Dave Twiggs(2)	Wayne Tolbert(3)	Aileen Longmire(4)	Al Jordan(5)	Frank Kamel(6)	Babe Conner(7) Don Pace(8)	Barry Baker(9)
1994	Sarah Bivens(10)				Sidney Mayes(11)		Mel Hines(12)
1995			Benny Surrett(13)		Sidney Mayes(14)		Robert Harrison(15)
1996							
1997	Ted Sitzlar(16)	Wayne Tolbert(17)		Al Jordan(18)			
1998							
1999	Ted Sitzlar(19)		Steve Field(20)		Larry Stafford(21)	Sally Proaps(22)	Robert Harrison(23)
2000							
2001			Steve Field(24)	Leo Bradshaw(25)	Larry Stafford(26)		
2002							
2003		Bill Waldrop(27)		Russell Alford(28)		Robert Phillips(29)	
2004			Steve Field(30)	John Watkins(31)	Apprell Patterson(32) Apprell Patterson(33)		
2005	Ted Sitzlar(34)	Bill Waldrop(35)		John Watkins(36)		Robert Phillips(37)	Robert Harrison(38)
2006							
2007			Steve Field(39)		Apprell Patterson(40)		
2008			Steve Field(41)		Apprell Patterson(42)		
2009		Bill Waldrop(43)		John Watkins(44)			
2010			Steve Field(45)		Apprell Patterson(46)		
2011	Ted Sitzlar(47) Ted Sitzlar(48)					Jim Akins(49)	Robert Harrison(50)
2012		Bill Waldrop(51)		John Watkins(52)			
2013							
2014							
2015							
2016							
2017							



- (1) Appointed 3/1/1993 via Loudon County Res. 9-93 for a term to end 3/1999. (Minutes not signed by County Chairman or County Executive).
- (2) Appointed 4/5/1993 via oral motion of the Loudon County Commission (in the minutes) for an undefined term (replacing Jerry Masingo).
- (3) Appointed 3/1/1993 via Loudon County Res. 9-93 for a term to end 3/1997. (Minutes not signed by County Chairman or County Executive).
- (4) Appointed 3/1/1993 via Loudon County Res. 9-93 for a term to end 3/1995. (Minutes not signed by County Chairman or County Executive).
- (5) Appointed 3/1/1993 via Loudon County Res. 9-93 for a term to end 3/1997. (Minutes not signed by County Chairman or County Executive).
- (6) Appointed 3/1/1993 via Loudon County Res. 9-93 for a term to end 3/1995. (Minutes not signed by County Chairman or County Executive).
- (7) Appointed 3/8/1993 via oral motion of the Lenoir City Council (in the minutes) for an undefined term.
- (8) Appointed 5/10/1993 via oral motion of the Lenoir City Council (in the minutes) for an undefined term.
- (9) Appointed 3/15/1993 via oral motion of the Loudon City Council (in the minutes) for a term to end 2/28/1999.
- (10) Appointed 12/5/1994 via Loudon County Res. 120594-A for a term to end 3/1999 (replacing Dave Twiggs). (Minutes not signed by County Chairman).
- (11) Appointed 12/5/1994 via Loudon County Res. 120594-A for a term to end 3/1995 (replacing Frank Kamel). (Minutes not signed by County Chairman).
- (12) Appointed 10/17/1994 via oral motion of the Loudon City Council (in the minutes) for a term to end 3/1/1999.
- (13) Appointed 3/13/1995 via Loudon County Res. 031395-C for a term to end 3/2001. (Minutes not signed by County Chairman or County Executive).
- (14) Appointed 3/13/1995 via Loudon County Res. 031395-C for a term to end 3/2001. (Minutes not signed by County Chairman or County Executive).
- (15) Appointed 9/18/1995 via oral motion of the Loudon City Council (in the minutes) for a term to end 2/28/1999.
- (16) Appointed 3/3/1997 via Loudon County Res. 030397-B for a term to end 3/1999 (replacing Sarah Bivens).
- (17) Appointed 3/3/1997 via Loudon County Res. 030397-B for a term to end 3/2003.
- (18) Appointed 3/3/1997 via Loudon County Res. 030397-B for a term to end 3/2003.

- (19) Appointed 3/1/1999 via Loudon County Res. 030199-D for a term to end 3/2005.
- (20) Appointed 3/1/1999 via Loudon County Res. 091399-O for a term to end 3/2001 (replacing Benny Surrent).
- (21) Appointed 3/1/1999 via Loudon County Res. 010300-B for a term to end 3/2001 (replacing Sidney Myers).
- (22) No minutes.
- (23) Appointed 3/15/1999 via oral motion of the Loudon City Council (in the minutes) for an undefined term.
- (24) Appointed 3/5/2001 via Loudon County Res. 030501-A for a term to end 3/2004. (Minutes not signed by County Clerk).
- (25) Appointed 5/7/2001 via Loudon County Res. 050701-A for a term to end 3/2003 (replacing Al Jordan).
- (26) Appointed 3/5/2001 via Loudon County Res. 030501-A for a term to end 3/2004. (Minutes not signed by County Clerk).
- (27) Appointed 4/7/2003 via Loudon County Res. 040703-C for a term to end 3/2006.
- (28) Appointed 4/7/2003 via Loudon County Res. 040703-C for a term to end 3/2006.
- (29) No minutes.
- (30) Appointed 3/1/2004 via Loudon County Res. 030104-D for a term to end 3/2007. (Minutes not signed by County Clerk).
- (31) Appointed 3/1/2004 via Loudon County Res. 030104-D for a term to end 3/2007 (replacing Russell Alford). (Minutes not signed by County Clerk).
- (32) Appointed 1/5/2004 via Loudon County Res. 010504-A for a term to end 3/2004 (replacing Larry Stafford).
- (33) Appointed 3/1/2004 via Loudon County Res. 030104-D for a term to end 3/2007. (Minutes not signed by County Clerk).
- (34) Appointed 4/4/2005 via Loudon County Res. 040405-C for a term to end 3/2011.
- (35) Appointed 4/4/2005 via Loudon County Res. 040405-C for a term to end 3/2009.
- (36) Appointed 4/4/2005 via Loudon County Res. 040405-C for a term to end 3/2009.
- (37) No minutes.

- (38) Appointed 5/16/2005 via oral motion of Loudon City Council (in the minutes) for a term to end 2/28/2011.
- (39) Appointed 6/11/2007 via Loudon County Res. 061107-C for a term to end 3/2008.
- (40) Appointed 6/11/2007 via Loudon County Res. 061107-C for a term to end 3/2008.
- (41) Appointed 3/3/2008 via Loudon County Res. 030308-A for a term to end 3/2010.
- (42) Appointed 3/3/2008 via Loudon County Res. 030308-A for a term to end 3/2010.
- (43) Appointed 3/2/2009 via Loudon County Res. 040609-C for a term to end 4/2012.
- (44) Appointed 3/2/2009 via Loudon County Res. 040609-C for a term to end 4/2012.
- (45) Appointed 3/1/2010 via Loudon County Res. 030110-C for a term to end 3/2013.
- (46) Appointed 3/1/2010 via Loudon County Res. 030110-C for a term to end 3/2013.
- (47) Appointed 3/7/2011 via Loudon County Res. 030711-C for a term to end 3/2014.
- (48) Appointed 8/8/2011 via Loudon County Res. 080811-U for a term to end 3/2014.
- (49) Appointed 6/13/2011 via oral motion of Lenoir City Council (in the minutes) for an undefined term.
- (50) Appointed 2/22/2011 via oral motion of Loudon City Council (in the minutes) for a term to end 2/28/2017.
- (51) Appointed 4/2/2012 via Loudon County Res. 040212-D for a term to end 4/2015.
- (52) Appointed 4/2/2012 via Loudon County Res. 040212-D for a term to end 4/2015.