

Loudon County Solid Waste Disposal Commission Meeting Minutes

Date: June 18, 2026

Meeting Type: Regular Commission Meeting

Location: Courthouse Annex Building, Loudon, Tennessee

Time: 6:00 pm EST

Chairman: Ms. Monty Ross (Vice-Chair, Acting Chair; Chairman Adam Waller absent)

Attendees:

- **Commission Members Present:** Ms. Monty Ross, Mr. Gary Hendrix, Dr. Steve Bartell, Mr. Andy Lawson
 - **Commission Members Absent:** Chairman Mr. Adam Waller, Mr. Andy Lawson (noted as present for voting; unclear if present for full meeting)
 - **Republic Services:** Mr. David Hollinshead, Mr. Stoddard Pickrell
 - **CEC Engineer:** Mr. Mike Yacyshyn
 - **Public:** Mr. Brian Viars, Mr. Chris Kirby, Ms. Pat Hunter, Mr. Chuck Fethe, other attendees
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PUBLIC COMMENTS

Brian Viars - Road Conditions and Parcel Sale

Mr. Viars reported that despite earlier improvements to road paving, conditions deteriorated significantly between Tuesday and Thursday following rain. He documented the conditions with photographs showing mud washing into the stream. While he acknowledged past improvements, he stated the issue remains unresolved and mud continues to enter the stream.

Regarding the planned parcel sale, Mr. Viars questioned why the 6.659-acre parcel would be sold to a specific individual without public listing. He noted the parcel adjoins that individual's property and asked whether proper procurement procedures require public offering to maximize county revenue.

Ms. Ross's Response:

Ms. Ross deferred the sale process questions to Chairman Waller, who is working with procurement and will provide details upon his return next month.

Regarding landfill sale discussions, Ms. Ross clarified there are no active talks or negotiations regarding selling the landfill itself. Any proposal must go to three stakeholders (county and two cities) before the commission considers it.

Chris Kirby - Tennessee National Berm and Flooding

Mr. Kirby raised a critical issue regarding a berm constructed by Tennessee National's construction arm in July/August on Waste Commission property. The berm sits at the top of a valley and is causing flooding on his property downslope. He stated he has engaged the county, Tennessee National, Army Corps of Engineers, and codes enforcement without resolution.

Mr. Kirby asserted that because the commission approved the berm's construction and it sits partially on landfill property, the commission is responsible for the topography change and resulting flooding affecting multiple properties.

Ms. Ross's Response:

Ms. Ross acknowledged the commission gave permission for Tennessee National to build the berm and noted it is partially on landfill property. However, she stated she cannot determine what action the commission will take without reviewing the contract and gathering more information. She committed to including the issue in meeting notes.

Mr. Kirby warned that the issue would escalate, stating "the train's on the tracks."

Pat Hunter - Easement, Survey Scope, Agenda, and Operations Packets

Easement Issue:

Ms. Hunter reported checking the register of deeds twice and finding no recorded easement despite the commission's September approval and stated intention to grant Tennessee National an easement. She noted the request came a year ago and the work has proceeded without the easement in place.

Ms. Ross's Response:

Ms. Ross stated the easement work is incomplete and Ms. Murphy is working on the agreement, which was mentioned last month.

Survey Scope Change:

Ms. Hunter raised concern about scope creep in the parcel survey. The February 19, 2026 minutes specifically authorized surveying only 6.659 acres (motion by Lawson, seconded by Hendrix, unanimously approved). However, she is hearing discussions about surveying all parcels together totaling 98.6 acres.

Ms. Ross's Response:

Ms. Ross explained there was discussion with the surveyor, and Chairman Waller reviewed options. Pinnacle Surveying has been selected (they previously surveyed property for Republic). Southeastern Title will handle title work. However, a decision has not been finalized on the larger 98.6-acre parcel; it will likely return to the commission.

Missing Agenda and Paper Packets:

Ms. Hunter noted there was no agenda provided for the meeting and requested that the practice of providing three complete packets to the public be restored. She noted this was standard practice previously but "went away" after Chairman Waller became chair. She emphasized the importance of reviewing packets during meetings to catch errors, citing an example where an incorrect computation was caught in the past.

Ms. Ross's Response:

Ms. Ross apologized for forgetting to provide an agenda (noting Chairman Waller usually prepares it). She stated packets are loaded on the website Monday but acknowledged not all members of the public have computer access. Regarding paper copies, she questioned whether printing large quantities was worthwhile when many packets are not taken.

ADA Accessibility:

Ms. Hunter raised ongoing ADA concerns about audio accessibility. Despite repeatedly requesting commissioners speak up and use microphones, she continues to struggle hearing speakers. This is a recurring issue since she began attending in 2022.

Operations Packet Review:

Ms. Hunter stated that reviewing the full operations packet during meetings was standard practice previously but is no longer done. She emphasized this is important for catching errors and inconsistencies in the reports.

Contract Compliance:

Ms. Hunter stated the practice of providing three complete packets is in the contract and should be followed. She cited Section 5.1 of the operating agreement requiring monthly operations reports to be delivered to members.

Ms. Ross's Response:

Ms. Ross asked Ms. Hunter to provide the specific contract language, stating she hadn't reviewed that section since approval.

Final Public Comment Statement

Ms. Ross stated emphatically that once the public comment period closes, there will be no further public discussion of topics covered during the meeting due to volume of material to cover.

COMMISSION ANNOUNCEMENTS

New Commissioner

Ms. Ross announced that Tyler Hunsaker, director of Roane Alliance, has been recommended for appointment to the commission. His participation will be voted on by Loudon County Commission at their next meeting. He will join the commission either next month or the following month.

MAY 2026 MINUTES APPROVAL

The commission reviewed previously distributed minutes. Hearing no corrections or additions:

Motion: Approve May 2026 minutes as presented

Motion by: Mr. Lawson

Seconded by: Dr. Bartell

Result: Approved unanimously

PART ONE EXPANSION PERMIT SUBMISSION

Stoddard Pickrell explained Part One permit application for landfill expansion. Part One identifies expansion property limits, buffers, and regional location but does not include geotechnical, hydrological, or operational details—those are covered in Part Two. Filing Part One starts the regulatory clock, with a one-year timeline for full approval. Part Two work has proceeded simultaneously and cannot be officially filed until Part One is approved.

Ms. Ross noted that blank spaces on the form will be completed by Chairman Waller before official submission.

Motion: Approve Part One expansion permit application for submission to TDEC

Motion by: Dr. Bartell

Seconded by: Mr. Lawson

Result: Motion carried unanimously

BORROW PIT PLAN APPROVAL

Stoddard Pickrell provided a comprehensive update on borrow pit development addressing concerns raised during public comment and detailing revised operational design.

Access and Environmental Controls

Revised design now calls for access from the south only, eliminating stream crossings. All runoff will be contained within engineered best management practices (BMPs) on landfill property. No traffic will route to TN-72; access remains on landfill property only. Perimeter buffers along TN-72 will be increased and fully paved with sediment removal extending back to the landfill.

Required Improvements with Compliance Deadlines

Paving of the remaining haul road and inbound scale house relocation are committed improvements with a June 1, 2027 compliance deadline per conditions in the Loudon County authorization letter received June 18.

Perpetual Maintenance Obligation

Stoddard emphasized that Republic will maintain the borrow pit property **in perpetuity**—meaning for as long as Republic operates under contract with Loudon County. Once the permit is granted, the maintenance obligation continues indefinitely and includes:

- Engineering controls (check dams, outfalls) detailed in permit plans
- Slope stability requirements (3:1 slope ratios, benches, vegetation maintenance, erosion control)
- All requirements are "effectively in perpetuity"; the permit does not expire

Sequential Project Schedule

Mr. Hendrix requested a detailed sequential schedule showing step-by-step milestones. Stoddard confirmed that once the contractor is mobilized, a detailed milestone schedule will be provided showing specific weeks and timelines for accomplishment. General sequence: blazing access trail, installing perimeter ditches, beginning excavation (initial pit functions as stormwater control), expanding access beyond initial pit area. Specific contractor timeline pending contractor mobilization.

Notice of Intent (NOI) and Permits

Stoddard reported receiving the Loudon County authorization letter today (June 18), which enabled Republic to submit the Notice of Intent (NOI) to TDEC the same day. The NOI binds the stormwater control permit to the Storm Water Pollution Prevention Plan (SWPPP) permit (different numbers but tied to same facility). Local grading permit expected within approximately one week; TDEC storm water permit within two to three weeks.

Storm Water Pollution Prevention Plan (SWPPP)

The SWPPP details all control expectations including pond management, BMP maintenance cadences, dust control, track-out control, vegetation metrics, and slope stability measures. These controls remain in effect indefinitely as part of perpetual permit obligations.

Topsoil Stockpiling and Reclamation

Stoddard explained that topsoil will be stockpiled separately for use in the closure cap. The cap will be visible from TN-72 and surrounding neighborhood. Republic's goal is a fully vegetated "meadow"-type closure that is both visually attractive and compliant. The cap will effectively "choke off" leachate and other contamination vectors. Once closed, the property will be "closed for good" and maintained long-term.

Borrow Area Specifications

The borrow area totals approximately 19.7 acres of influenced area requiring management under permit.

Timber Resources

Mr. Viars and Mr. Fethe raised questions about handling timber and trees. Stoddard confirmed Republic will cut trees to desirable lengths and stage them for local woodworkers and haulers. Scraps will be processed into firewood for community distribution rather than allowed to rot. Mr. Fethe suggested contacting a lumber broker and will provide a contact name.

Ms. Ross noted that logistics will be the primary challenge, and the approach will maximize community and stakeholder benefit while ensuring fair compensation to the landfill.

Borrow Pit Plan Vote

Ms. Ross thought the borrow pit plan was voted on and the motion carried. Unfortunately there was not a vote so this must be reconciled at next meeting.

STAKEHOLDER PRICE INCREASE

Ms. Ross reported the stakeholder (Republic Services) cost per ton has increased slightly to approximately \$28/ton based on consumer price index adjustments and end-of-fiscal-year changes.

PARCEL SALE - SURVEY AND PUBLIC OFFERING

Ms. Ross reported on the survey of the parcel planned for sale. More detailed discussion will occur in July regarding final scope (6.659 acres vs. 98.6 acres) and process.

Ms. Ross confirmed the sale will be publicly advertised per procurement requirements. Some lumber from the parcel will be salvaged for Tellico Village Woodworkers; remaining timber will be evaluated for salvage value and/or converted to firewood.

MORGAN COUNTY SOIL ADC PROPOSAL

David Hollinshead reported that a sales representative identified approximately 2,000 tons of soil from a Morgan County train derailment (ethanol-related spill) that could potentially be used as alternative daily cover (ADC) on outer slopes. The material would be staged at an advantage price of \$25/ton if approved.

Requirements and Process

The proposal requires approval from both TDEC and Republic Services' special waste department before the material can be accepted. The material would be used as intermediate cover (approximately 6 inches), overlaid by more than a foot of compacted soil, then covered by geosynthetics and additional soil. Once placed, it will be capped and closed—never leaving the landfill slopes. The 2,000 tons represents approximately 15,000 to 17,000 cubic yards, roughly covering half of the east slope if distributed.

Laboratory Analysis Required

Dr. Bartell requested a breakdown of hydrocarbon types. Stoddard committed to full SW-846 8260 panel laboratory analysis with results available before the July meeting. The material may already be volatilizing in stockpile, which could reduce constituent concentrations.

No Approval Tonight

Ms. Ross stated this proposal will NOT be approved tonight; extensive analysis and discussion are needed to understand all constituents. Both TDEC and Republic's special waste department must review analytics and provide written approvals before acceptance.

Decision Timeline

Ms. Ross noted Chairman Waller will determine upon his return whether to wait for the July meeting or proceed sooner once analytical results are received.

REPUBLIC SERVICES OPERATIONS AND ENGINEERING REPORT

Stoddard Pickrell provided a comprehensive summary of June 2026 operations and engineering updates:

Module Operations

Modules 1 and 2 have complete liner flooring across both cells with no exposed liner remaining. A SCADA telemetry system has been installed for remote, real-time monitoring of leachate riser levels accessible from any cell phone.

Leachate Management

Leachate collection cleanouts have been jetting and back-flushed four times this year. Republic commits to a quarterly minimum cadence going forward.

Capping Project

The east slope capping project initiated in October 2025. Primary constraint is soil availability. Liners are expected to arrive the week of June 23 with completion targeted for July 2026. Toe drain installation is underway. The east perimeter ditch continues to be managed as leachate-equivalent and does not discharge.

Pond Management

Pond 2 is fully dewatered with no discharge. Material remains very soft; Republic is seeking harder fill material to enable excavator access.

New Leachate Tank

A 250,000-gallon tank is planned adjacent to the maintenance shop. The manufacturer is ready to begin in July 2026, but site grading requires soil not yet available. Republic may need to defer construction to March 2027 if soil remains unavailable, requiring commission consultation given the 365-day permit timeline. A down payment has been made.

Soil Requirements

Approximately 16,000 cubic yards of soil are needed for the leachate tank pad; 60,000 cubic yards are needed for the closure cap. Republic currently hauls approximately 400 cubic yards per week from external sources to maintain daily and intermediate cover.

Groundwater Sampling

Q2 and first semiannual 2026 sampling has been completed. Turbidity showed significant improvement post-well redevelopment, though two wells still exhibited turbidity issues at low flow rates. Results are pending.

Wetland and Stream Delineation

Full property and borrow area delineation has been completed by Chris Cline. Army Corps of Engineers property access authorization has been signed. Submission to the Corps is pending.

Horizontal Expansion Permit

Part One will be submitted within days. Part Two is targeted for approximately September 2026 (late Q3/early Q4).

2027 Project Plans

Planned projects include Module 3 cell construction, scale house relocation, and completion of haul road paving.

TDEC Inspection

The most recent TDEC inspection was characterized as clean with no violations.

COMMISSION QUESTIONS AND DISCUSSION

No additional questions were raised regarding the Republic operations report. Ms. Ross noted that workshop slides from Ms. Murphy were included in the packet on the website.

June 2026 Anticipated Discussion/Action Items

Item	Responsible Party	Target Date	Status
GOVERNANCE AND TRANSPARENCY			
Provide written agenda to public prior to commission meetings	Ms. Ross / Commission	July meeting onward	Not Started
Restore practice of providing three complete packets to public per contract Section 5.1	Ms. Ross / Commission	July meeting onward	Not Started

Item	Responsible Party	Target Date	Status
Address ADA audio accessibility—ensure microphones are used and audio levels adequate	Commission / Chairman Waller	ASAP before July	Not Started
Clarify contract language regarding operations packet delivery with Ms. Hunter	Ms. Ross / Ms. Murphy	July meeting	Pending
BORROW PIT DEVELOPMENT			
Provide detailed sequential project schedule/Gantt chart once contractor mobilizes	Republic Services (Stoddard Pickrell)	Prior to borrow pit access	Committed
Complete Part One expansion permit submission to TDEC	Republic Services	Within days of June 18	In Progress
Obtain local grading permit for borrow pit (NOI submitted June 18)	Republic Services	~1 week	In Progress
Obtain TDEC storm water/SWPPP permit for borrow pit	Republic Services	~2-3 weeks	In Progress
Document perpetual maintenance obligation commitment in writing	Republic Services / Chairman Waller	Prior to borrow pit access	Pending
Coordinate timber salvage with Tellico Village Woodworkers and lumber broker	Chairman Waller / Republic Services	Prior to borrow pit clearing	Pending
PARCEL SALE (6.659 acres or 98.6 acres TBD)			
Commission decision on survey scope: 6.659 acres (as authorized) or 98.6 acres (as discussed)	Commission / Chairman Waller	July meeting	Pending
Proceed with Pinnacle Surveying for authorized parcel(s)	Chairman Waller	Ongoing	In Progress
Coordinate with Southeastern Title on title work	Chairman Waller	Concurrent with survey	Pending
Publicly advertise parcel sale per procurement requirements	Chairman Waller / Procurement	After survey completion	Pending
ENVIRONMENTAL AND REGULATORY			
Obtain full SW-846 8260 laboratory panel results for Morgan County soil ADC proposal	Republic Services / Material Generator	Before July meeting	Pending
Submit completed analysis to TDEC and Republic special waste department for approval	Republic Services	Upon receipt of analytics	Pending
Commission decision on Morgan County soil ADC proposal after analysis received	Commission	July meeting or sooner	Pending
Submit Part Two expansion permit to TDEC	Republic Services	Late Q3/early Q4 (approximately September 2026)	Scheduled

Item	Responsible Party	Target Date	Status
Obtain Loudon County confirmation on leachate tank site grading soil availability	Republic Services	Before July	Pending
Confirm leachate tank timeline: July 2026 or deferred to March 2027	Commission / Republic Services	July meeting	Pending
Submit wetland/stream jurisdictional delineation to Army Corps of Engineers	Republic Services / Chris Cline	Pending submission	In Progress
LEGAL AND ADMINISTRATIVE			
Complete Tennessee National easement agreement	Ms. Elizabeth Murphy	ASAP (delayed since September 2025)	In Progress
Resolve Tennessee National berm flooding issue on Chris Kirby's property	Chairman Waller / Republic Services / Tennessee National	ASAP	Not Started
Review Tennessee National berm construction authorization and contract	Ms. Murphy / Ms. Ross	ASAP	Not Started
Clarify operations packet requirements in Section 5.1 of operating agreement	Ms. Murphy	July meeting	Pending
Confirm tipping fee report completeness for all customers per contract	David Hollinshead	Ongoing	Addressing
APPOINTMENTS			
County Commission vote on Tyler Hunsaker (Roane Alliance) appointment to LCSWDC	Loudon County Commission	Next county commission meeting	Pending

Next Meeting

Date: July 16, 2026 (third Thursday)

Time: 6:00 p.m.

Location: Loudon County Annex Building

Anticipated Discussion Items: • Borrow pit plan approval (vote required—deferred from June due to procedural issue) • Borrow pit sequential project schedule from contractor • Finalized survey scope decision (6.659 acres vs. 98.6 acres) • Morgan County soil ADC analytical results and approval decision • Tennessee National berm and easement resolution updates • Part One expansion permit status update • Leachate tank site grading and timeline confirmation • Operations packet delivery requirements and format (contract Section 5.1 clarification) • Agenda and public comment procedures (transparency improvements) • Tyler Hunsaker appointment confirmation

Meeting adjourned at 6:55 p.m.

Motion to adjourn by: Mr. Lawson

Seconded by: Mr. Hendrix

Result: Motion carried

Minutes respectfully submitted by Monty Ross, LCSWDC Interim Secretary

Acting Chairman: Ms. Monty Ross, Loudon County Solid Waste Disposal Committee

Note: Full video of LCSWDC meeting available at: Loudon County Solid Waste Disposal Commission Meeting, June 18, 2026 (youtube.com)