

Loudon County Solid Waste Disposal Commission

Meeting Minutes

Date: July 16, 2026

Meeting Type: Regular Commission Meeting

Location: Courthouse Annex Building, Loudon, Tennessee

Time: 6:00 p.m. EST

Chairman: Mr. Adam Waller

Attendees:

- Commission Members Present: Mr. Adam Waller (Chairman), Dr. Steve Bartell, Mr. Gary Hendrix, Mr. Tyler Hunsaker, Ms. Monty Ross
- Commission Members Absent: Mr. Lawson
- Republic Services: Mr. Stoddard Pickrell, Mr. David Hollinshead
- Public: Ms. Vinton, Mr. Kirby, Ms. Coffey, Mr. Viars, Ms. Hunter

CALL TO ORDER

Chairman Waller called the meeting to order and asked for roll call.

ROLL CALL

Present: Mr. Waller (Chairman), Dr. Bartell, Mr. Hendrix, Mr. Hunsaker, Ms. Ross. Absent: Mr. Lawson.

PUBLIC COMMENT

Ms. Lisa Vinton thanked Republic Services for partnering with her volunteer litter-pickup effort along Highway 72, noting Republic recently cleaned the area near its gate and collected six bags of trash on its first outing. She described her volunteer group, "Make Love and Clean Again," which Republic has supported by providing a free account to weigh and receipt collected litter; the group collected over 500 bags last year and, so far this year, close to 300 bags and roughly 6,000 pounds of trash. She invited attendees to a litter pickup at Fort Loudon Dam this Saturday at 9:00 a.m. She also raised concern about trash flying from the backs of Republic trucks on I-75 and asked the Commission to look into it.

Mr. Pickrell responded that Republic trucks display a four-digit identification number above the cab and, since Republic is the only hauling company operating in the area, any offending truck can be readily identified.

Ms. Vinton added that Republic has provided her volunteer group a free account to weigh and receipt litter collected.

Mr. Kirby raised several follow-up items from the prior month's minutes: (1) he requested a copy of the draft agreement between Tennessee National and the Commission; Chairman Waller confirmed he would share the draft, noting it is not yet signed. (2) He asked for a status update on the ethanol-contaminated soil from Morgan County; Chairman Waller confirmed that soil will not be coming to Loudon County and has already been disposed of elsewhere. (3) He asked why the meeting cameras had been observed turning on and off; Chairman Waller explained the only camera control is a switch in the room and that he would check into possible connectivity issues, and Ms. Ross clarified that she had switched the camera on shortly after arriving, resulting in a gap of about ten seconds during which nothing substantive was discussed. She offered that perhaps there was a time out issue. (4) He asked whether timber on the borrow pit property is required to be retained by the Commission; Chairman Waller confirmed that it is, and that the topic would be addressed later on the agenda.

Ms. Ross reported that the state law governing public comment, T.C.A. § 8-44-112, changed effective July 1, 2026, and now permits public comment on any matter under the Commission's jurisdiction rather than only items appearing on the agenda.

Ms. Coffey asked whether this change applies to the Commission; Chairman Waller confirmed that it does. Ms. Coffey and Mr. Kirby both raised concern that, during a period when the camera was off, items were discussed that the public was not given an opportunity to know about in advance or comment on. Ms. Ross noted the time was a few seconds and no information was lost. Chairman Waller stated that Ms. Murphy is reviewing the new law and its implications for the Commission's public comment procedures.

Ms. Coffey asked about the status of her outstanding public records request; Chairman Waller stated the request covers approximately 1,800 files, that Ms. Murphy is reviewing them, and that a response would be provided as soon as possible. Ms. Coffey requested that, consistent with the Tennessee Public Records Act, large contracts never be destroyed and that any destruction be documented with a log identifying who authorized the destruction and when it occurred; Chairman Waller stated he is not aware of any solid waste record having been destroyed during his three years with the Commission and has not seen any destruction records. Ms. Coffey also raised the importance of documentation concerning a water line connected to public health and safety, noting nearby residents draw well water near the landfill; Chairman Waller stated no one on the Commission has direct knowledge of this issue but that any records available would be shared, and that LUB is likely the primary resource for that information.

Mr. Viars raised ongoing concern about road conditions and dust/mud at the facility, describing a repeating pattern of temporary improvement followed by setbacks. He connected the recent decline to the Commission's earlier withdrawal of litigation against Republic Services, stating conditions had improved while the lawsuit was active and worsened again after it was dropped. He asked the Commission to continue holding Republic accountable. Chairman Waller responded that road paving, relocation of the scale house, and installation of new wheel washes are budgeted improvements set to begin in early 2027 as required by the County. Mr. Viars responded that the surest way to improve the road is to stop dumping in the mud.

Ms. Hunter reiterated the concern raised by Ms. Coffey regarding items being added to the agenda after the meeting begins and after public comment has closed, calling the practice unacceptable and noting that county commission meetings she has attended follow the practice of adding agenda items at the start of the meeting so the public can comment. She also asked that the signed easement/expansion agreement document discussed last month be posted to the website; Chairman Waller confirmed it would be posted, noting it will also appear on TDEC's website. Ms. Hunter asked about a line item on the monthly financial report for vulture control, questioning whether the vendor is actually performing the work; Chairman Waller explained the payment was a late invoice for prior-year service and that he did not know whether any vultures had been killed, and committed to calling for an update. Ms. Hunter also raised Contract Section 5.1, which requires Republic to promptly mail or deliver a monthly operations report packet to each Commission member, and stated this requirement is mandatory regardless of any discussion about reducing paper use.

Ms. Ross clarified that her earlier comments were about the number of packets required to be provided to the public, referencing a prior meeting's minutes describing a requirement for three public packets, and requested that reference be located for confirmation; she stated she had never suggested packets provided to Commission members should be reduced.

APPROVAL OF MINUTES

Ms. Ross proposed two corrections to the June 18, 2026 minutes: (1) renaming the "action items" table to "Commission Discussion/Action Items," since not every item results in Commission action, and (2) correcting the meeting end time to approximately 6:55 p.m. Dr. Bartell noted a third correction: the listed next meeting date should read Thursday, July 16 rather than July 17.

Motion: Approve the June 18, 2026 Regular Meeting Minutes with three amendments: (1) rename the action items table to “Commission Discussion/Action Items”; (2) correct the meeting end time to approximately 6:55 p.m.; and (3) correct the listed next meeting date to July 16, 2026.

Motion by: Dr. Bartell

Seconded by: Mr. Hunsaker

Result: Approved unanimously

OLD BUSINESS

Borrow Pit Plan – Final Approval

Chairman Waller noted the borrow pit plan had been discussed at the prior meeting in his absence and asked whether any Commission questions remained before a vote.

Motion: Approve the borrow pit plan.

Motion by: Ms. Ross

Seconded by: Dr. Bartell

Result: Approved unanimously

Property Survey Update – 7-Acre and 15,000 Sq. Ft. Parcels

Chairman Waller reported he obtained three quotes for surveying the 7-acre parcel and the 15,000-square-foot strip along the property line: \$13,500, \$25,000, and approximately \$2,500 from the surveyor who had previously surveyed the adjoining property, an option identified by Mr. Pickrell. Deeds for both parcels are being drafted. A special called meeting will be needed to vote on declaring the parcels surplus and to hire a realtor through the RFQ process; the County Purchasing Office will then engage a realtor to facilitate the sale. Mr. Hunsaker asked whether the land would be sold or auctioned; Chairman Waller confirmed it will be listed for sale through a realtor, subject to deed restrictions prohibiting subdivision, limiting use to residential purposes, and prohibiting any access to landfill property.

Borrow Pit Timber/Lumber Salvage

Mr. Pickrell reported meeting with Mr. Paul Edmiston to walk the property and define logistics for accessing salvageable lumber. He recommended coordinating lumber access through the existing earth-grading contractor developing the property rather than engaging a separate lumber contractor, noting Republic’s role is limited to facilitating access. He stated the Commission will need to make decisions on how to proceed once the scope of work and associated costs among all parties are better understood.

Morgan County Soil ADC Proposal

Mr. Pickrell reported that the ethanol-contaminated soil associated with the Morgan County train derailment was evaluated as a potential candidate for Matlock Bend, including discussion with TDEC during a recent annual engineering report site visit. The Commission and Republic determined the material was not a feasible fit given permitting and timing constraints, and the material was ultimately disposed elsewhere.

Tennessee National Easement Agreement

Chairman Waller confirmed a draft agreement between Tennessee National and the Commission exists but is not yet signed and committed to providing a copy to Mr. Kirby.

Tyler Hunsaker Appointment

At the close of the meeting, Chairman Waller introduced Mr. Tyler Hunsaker as the newest Loudon County representative to the Solid Waste Disposal Commission, appointed by the County Mayor.

NEW BUSINESS – REPUBLIC SERVICES REPORTS

Operations Report

Mr. Pickrell reported operations are currently hauling approximately 400 tons of soil per week to support daily and intermediate cover and to maintain slopes during summer weather. The hauled soil does not meet specifications for use as controlled subgrade or liner material and is used solely to cover trash. Planned 2027 projects include construction of Module 3, relocation of the existing scale house (to be converted into a break room) and construction of a new, fully compliant scale house, and paving of approximately 1,900–1,925 linear feet of roadway at 30 feet wide (roughly 2,000 feet). Some project elements affected by 2026 soil availability constraints, particularly the leachate tank relocation, may extend into 2027; the capping project is not expected to be significantly delayed.

Engineering Report

Mr. Pickrell walked through the engineering report by module. Modules 1 and 2 are successfully floored, with density improving using hauled-in soil for active working phases. Design work on Module 3 began last month for the planned 2027 construction event, with design information expected to be available by the October Commission meeting and issued for bid following presentation.

Regarding capping, soil availability remains the primary constraint: the site has reached interim grade, the toe drain is nearly complete and expected to improve drainage, but exposed slopes require roughly 2.5 feet of cover soil (one foot of soil, geosynthetics, and an additional 1.5 feet of soil) — approximately 60,000 cubic yards in total. Given the cost of purchasing that volume, Republic pursued development of the on-site borrow area instead, completing a bat survey and other required steps.

At Pond Two, located down-gradient from the capping area, sediment remains very soft even after dewatering; contractor equipment became stuck during recent work and had to be pulled out, and the team is evaluating a tiered bench approach to work through the soft area. The borrow area bat survey is complete with no threatened or endangered bat species identified (a non-listed species is present), and Republic is coordinating with a tree and lumber broker to make salvageable timber available, connecting Mr. Edmiston with the design engineer. An updated construction schedule will follow receipt of a revised bid.

Groundwater sampling results were received the morning of the meeting and had not yet been reviewed; the consulting laboratory is preparing a draft report, targeted for delivery approximately three weeks ahead of the Commission's review deadline. Regarding stream and wetland delineations, TDEC was on site reviewing prior hydrological and jurisdictional determinations; preliminary indications suggest general agreement with those determinations, though some existing determinations may need to be carried forward pending final resolution.

On the new leachate tank, Mr. Pickrell explained the existing Loudon tank is not accessible to tanker traffic; if LCUB upgrades its facility such that direct discharge is no longer available, leachate would need to be hauled off-site separately. The plan is to relocate the tank and secondary containment near the maintenance shop, at the northwest corner of the active hill, which will require additional grading and borrow-area soil. Republic is drafting a request to TDEC for a 180-day extension to the standard 12-calendar-month capacity requirement, citing soil availability and winter construction timing.

On the horizontal expansion permit — the original 2022 permit approved for submission at last month's meeting — Republic is finalizing the Commission signature/certification process. A draft hydrogeologic work plan has also been finalized and will be sent to the Commission for review ahead of scheduling with TDEC. Mr. Pickrell offered to either generate correspondence on the Commission's behalf for review submittals or provide direct TDEC contacts so Commissioners may submit review and certification materials themselves.

TDEC Inspection Update

Mr. Pickrell reported two Areas of Concern (AOCs) identified in the most recent inspector report, received the day before the meeting: exposed waste and failure to adhere to final cover requirements. Both stem from an interim period previously discussed with the prior regulator, who was aware of the site's borrow-soil constraints. The returning TDEC inspector, referred to as "Lou," was on site two weeks earlier for the annual engineering report review, is familiar with the site's history, and has given the Commission and Republic 30 days to clear the AOCs; a directive plan is needed. Mr. Pickrell noted the landfill's permit assumes soil availability that is not currently on hand, requiring operations to catch up to what the permit anticipates. In response to a question from Ms. Ross, Mr. Pickrell confirmed Republic is addressing the soil shortfall by purchasing and hauling approximately 400 tons of soil per week.

Commission Discussion/Action Items

Item	Responsible Party	Target Date	Status
Provide Commissioner Kirby (and Commission) a copy of the draft Tennessee National easement agreement; post signed version to the website once executed	Mr. Waller	ASAP	Pending
Investigate camera/IT connectivity issues experienced during meetings	Mr. Waller	Not specified	Pending
Provide "Part One" expansion permit materials to Ms Hunter	Mr. Waller	Not specified	Pending
Follow up with USDA/vendor regarding vulture-control invoice and results	Mr. Waller	Not specified	Pending
Email Commission to schedule special called meeting to declare surplus of survey parcels and approve realtor RFQ process	Mr. Waller	Not specified	Pending
Respond to Ms. Coffey's public records request (~1,800 files)	Ms. Murphy/Mr. Waller	ASAP	In Progress
Provide destruction logs for any destroyed public records, if applicable, including authorization and date, as available	Mr. Waller	Not specified	Pending
Review new public comment law (T.C.A. § 8-44-112) and update Commission Public Comment procedures accordingly	Ms. Murphy	Not specified	In Progress
Provide details on water line near landfill related to public health/safety of surrounding wells	Mr. Waller / LUB	Not specified	Pending
Draft deeds for the two survey parcels (7-acre and 15,000 sq. ft.)	County / Commission	Not specified	In Progress
Coordinate borrow pit lumber/timber salvage logistics with grading contractor	Republic Services (Mr. Pickrell)	Not specified	In Progress
Provide updated borrow area construction schedule following revised bid	Republic Services (Mr. Pickrell)	Not specified	Pending
Deliver groundwater sampling draft report to Commission (approx. 3 weeks ahead of review deadline)	Republic Services / Consultant	Not specified	Scheduled
Send draft hydrogeologic work plan to Commission for review	Republic Services	Not specified	Scheduled

Provide Module 3 design information	Republic Services	October 2026 Commission Meeting	Scheduled
Submit directive plan to TDEC addressing exposed waste and final cover AOCs	Republic Services	Within 30 days of TDEC notice	In Progress
Draft plan requesting 180-day extension for leachate tank soil/capacity requirement	Republic Services	Not specified	In Progress

NEXT MEETING

Date: August 20, 2026 (Third Thursday)

Time: 6:00 p.m.

Location: Loudon County Annex Building

Anticipated Discussion Items:

- Tennessee National easement agreement – signed status and website posting
- Property survey follow-up – special called meeting to declare surplus and approve realtor RFQ
- Borrow pit timber/lumber salvage coordination update
- Camera/IT connectivity resolution
- Ms. Coffey's public records request status
- Public comment procedure update following T.C.A. § 8-44-112 change
- Water line documentation related to public health/safety of surrounding wells
- Vulture control contract status update
- Module 3 design information (targeted for October Commission meeting)
- Groundwater sampling report review
- Hydrogeologic work plan review
- AOC directive plan status (exposed waste / final cover)
- Leachate tank relocation and TDEC extension request status

ADJOURNMENT

Motion: Adjourn the meeting at 6:34

Motion by: Mr. Hunsaker

Seconded by: Mr. Hendrix

Result: Approved unanimously

Minutes respectfully submitted by Monty Ross, LCSWDC Interim Secretary

Chairman: Adam Waller, Loudon County Solid Waste Disposal Committee

Note: Full video of LCSWDC meeting available at: Loudon County Solid Waste Disposal Commission Meeting, July 16, 2026 (youtube.com)