

Loudon County Solid Waste Disposal Commission

Meeting Minutes

Date: August 20, 2026

Meeting Type: Regular Commission Meeting

Location: Courthouse Annex Building, Loudon, Tennessee

Time: 6:00 p.m. EST

Chairman: Mr. Adam Waller (Absent — meeting presided over by Ms. Monty Ross, Interim Secretary, at Chairman Waller's request)

Attendees:

- Commission Members Present: Dr. Bartell, Mr. Hendrix, Mr. Hunsaker, Mr. Lawson, Ms. Ross (Presiding)
- Commission Members Absent: Mr. Waller (Chairman)
- Republic Services: Mr. Stoddard Pickerell, Mr. David Hollinshead
- Public: Mr. Kirby, Ms. Hunter, Ms. Coffey, Mr. Fethe

Note: Camera failed before meeting started and for about 3 minutes during the meeting when there was a discussion about the availability of the groundwater report being on the web. Nothing of substance was lost, re: YouTube transcript of the meeting.

CALL TO ORDER

Ms. Ross opened the meeting and explained that Chairman Waller had contacted her shortly before the meeting to advise he could not attend and asked her to lead the meeting in his absence.

ROLL CALL

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

PUBLIC COMMENT

Mr. Kirby raised several follow-up items. He asked for the current status of the Tennessee National easement agreement, and requested copies of the agreement, documentation of who pulled the permit to build the berm, and the associated TDEC disturbance permit, noting the flooding issue on his property has now persisted for approximately one year without resolution. He also asked whether the Commission provides Loudon County and Lenoir City the same periodic update that Republic provides to the City of Loudon; Mr. Hollinshead confirmed the landfill falls under the City's jurisdiction and that he meets with the City quarterly.

Mr. Kirby noted that TDEC recently issued citations for unsatisfactory intermediate cover and exposed solid waste, the same issues previously reported as remedied and questioned how they recurred; he connected inadequate cover practices to the Commission's ongoing vulture problem. He also asked whether groundwater sampling results had been posted to the website; Ms. Ross confirmed the report (approximately 380 pages) should now be posted on the website, and clarified that the number of constituents being tested reflects the full analyte list rather than a change in scope.

Mr. Kirby raised concern regarding the property survey process, noting the Commission appears to now be handling three parcels rather than two: the approximately 90–98.6-acre remaining tract, the previously

approved 7-acre (6.659-acre) parcel, and a newly identified 15,000-square-foot parcel he had not previously heard discussed. He stated that because the original 98.6-acre tract was part of Exhibit F to the Second Amendment agreement with Republic Services, removing any portion of it may require Republic's consent and could raise a contract question, and noted the 15,000-square-foot parcel has not been discussed or voted on in a public meeting.

Ms. Hunter echoed this concern, stating any sale involving the smaller parcel must be discussed and voted on in a public meeting rather than arranged informally, and referenced the public notice for the special called meeting scheduled for August 3, 2026 (which did not take place), which described a vote on surplus property and requesting an RFQ for a realtor, without specific reference to the second parcel. She indicated she would contact the County Controller's office if the parcel were approved without adequate public process. Ms. Ross confirmed no vote would be taken on the parcels tonight.

Ms. Hunter also stated the 7-acre parcel adjoining Tennessee National (sharing an approximately 1,000-foot border) is likely to be highly valuable, and recommended the Commission obtain an appraisal and set a minimum reserve price before any sale to avoid being lowballed. Mr. Hendrix confirmed an appraisal is planned.

Ms. Hunter raised the topic of a formal public comment procedure, noting the Commission has historically operated informally; Mr. Hendrix reminded attendees that questions should be directed to the Commission/Chair rather than to individual members. Ms. Ross confirmed no bylaw change is required to adopt a comment procedure and noted the topic remains under discussion.

APPROVAL OF MINUTES

Dr. Bartell identified a typo on page two of the July 2026 minutes requiring a correction.

Motion: Approve the July 16, 2026 Regular Meeting Minutes with a correction to a typographical error on page two.

Motion by: Mr. Hunsaker

Seconded by: Mr. Hendrix

Result: Approved unanimously

OLD BUSINESS

Tennessee National Easement Update

Ms. Ross reported, relaying information from Chairman Waller, that Tennessee National has not signed the proposed easement agreement. Tennessee National has been told by Chairman Waller that the contract must be signed ASAP, though the exact date was not known at the time of the meeting; discussions are ongoing between Chairman Waller, Ms. Murphy, and Tennessee National. If the agreement is not signed, the site will need to be restored to its prior condition.

Property Surplus Declaration & Realtor RFQ

Ms. Ross reported the matter remains with Southeast Title, which is reviewing the parcels to confirm they can be sold as requested; once that review is complete, paperwork will proceed to the County Purchasing Office. A vote is expected to occur at a future meeting, not this one. In response to public comment concerns raised by Ms. Hunter and Mr. Kirby regarding the 15,000-square-foot parcel, Ms. Ross confirmed the Commission has not approved anything related to that parcel and that full details will be presented for public discussion and a vote once available.

Borrow Pit Timber/Lumber Salvage Coordination

Ms. Ross reported she and Mr. Pickerell have been coordinating by email with Tellico Village Woodworkers and Mr. Paul Edmiston, and that logistics still need to be worked out. Mr. Pickerell explained Republic's priority is accessing needed soil while preserving surrounding infrastructure and trees, and that Republic is deferring to the woodworkers on which trees they want and how to access them. Access requires a TDEC grading permit, currently pending at TDEC's central office and expected any day; once issued, Republic will construct temporary access roads and notify the woodworkers to begin removing timber. In response to a question from Mr. Kirby regarding disposition of higher-value timber beyond what the woodworkers take, Ms. Ross confirmed the Commission is in discussions with a lumber broker regarding a broader sale, with proceeds returning to the county. Mr. Pickerell noted the current permit covers 15 acres of disturbance, and that clearing beyond that area would require an additional permit.

Meeting Room Camera/IT Issue

Referenced briefly with no new update reported.

Public Comment Procedure

Ms. Ross confirmed this remains a work in progress and does not require a bylaw change; further discussion will follow at a future meeting.

Vulture Control Contract

Ms. Ross reported the vulture control contract did not resolve the problem and will not continue, avoiding an additional expenditure of approximately \$26,000. In response to a question from Dr. Bartell regarding next steps, Ms. Ross acknowledged the Commission does not currently have a plan in place to address the vulture problem.

Legal Fees – Payment Approval

The packet included an attorney-client privileged billing summary reflecting \$6,800 in legal fees owed to Ms. Murphy.

Motion: Approve payment of \$6,800 to Ms. Murphy for legal fees.

Motion by: Mr. Lawson

Seconded by: Dr. Bartell

Result: Approved unanimously

NEW BUSINESS – REPUBLIC SERVICES REPORTS

Leachate Report / Operations Report

No items were raised for discussion.

Engineering Report – August Update

Mr. Pickerell reported that for Modules 1 and 2, Republic located a previously used replacement scale that will be installed to create tipping lanes over the old scale infrastructure, which should help address tipping difficulty in areas with softer settlement (the lanes will need periodic rotation). Module 3 design work is ongoing, with construction planned for 2027.

On capping, Mr. Pickerell reported the cleanout pipes along the east slope are no longer effective despite jetting and clearing efforts, contributing to drainage issues; a plan is being developed for an alternative east-

slope dewatering approach, likely including an active riser system. At Pond Two, dewatering is continuing; the area remains very soft and relatively deep, though a permanent base grade has been established and revetment/cleanup work is ongoing.

On the borrow area, the TDEC grading permit remains pending and is expected any day; Republic continues coordinating timelines with Tellico Village Woodworkers and Mr. Edmiston. The groundwater monitoring report was submitted on Friday, August 14, 2026 (such reports are due 60 days after receipt of the analytical report from the lab). Mr. Pickerell reported he has notified TDEC (Lew) that the new leachate tank project will be delayed until 2027, as grading a holding area for the tanks requires soil that is not currently accessible.

On compliance, Mr. Pickerell reported the TDEC inspector (Lew) was on site in both July and August and issued Areas of Concern (AOCs) related to exposed waste and flagging along the east slope, tied to soil availability, and provided supporting photographs. TDEC has asked that the permit holder — Loudon County, via the Commission — formally acknowledge the condition, since the landfill permit is held by the County even though Republic operates the site. Republic has responded to TDEC documenting the history behind the delay: the original 2022 plan required a stream crossing that was later determined unnecessary and eliminated, requiring redesign to address community and zoning concerns; the zoning process took longer than expected following a community workshop process. Borrow area access was approved in July 2026, and the only remaining step is receipt of the final grading permit.

On operations, Mr. Pickerell reported the site is currently hauling approximately 400–600 cubic yards of soil per week for daily cover. He clarified that this hauled material cannot be used for intermediate or final cover on capped slopes, which require a certified two-foot compacted conformance layer, geosynthetics, and an additional foot of topsoil meeting TDEC specifications; on-site borrow soil has been tested and conforms to those requirements, while an alternative outside source has been identified at an estimated cost of approximately \$2.7 million if needed.

Mr. Pickerell noted that TDEC (Lew) is specifically expecting the permit holder (Loudon County) to formally respond regarding why the operator has not had access to the permitted soil; Republic has been coordinating with Chairman Waller on a joint response addressing the zoning, buffer, and community-constraint history, noting borrow area access was approved in July 2026 and that the issue should resolve once the grading permit is received.

In response to a question from Ms. Ross following up on a concern previously raised by Mr. Viars regarding an early-morning truck observed at the site, Mr. Hollinshead explained the activity involved the hauling company's normal box-swap operation, which occurs briefly before the landfill's official opening hours; the gate is opened only long enough for the swap and is closed again immediately afterward, and the activity was not an oversight or compliance issue.

On landfill gas monitoring, Mr. Pickerell reported no issues; methane probes are checked quarterly with no history of a probe falling out of compliance. As a precaution against future gas generation, Republic is installing 10 new gas wells with passive flares in the capping section as a safeguard.

On the horizontal expansion permit, Part One has been submitted; the geotechnical investigation is ongoing and expected to continue into early 2027, with water quality work to follow. All Army Corps of Engineers jurisdictional requirements have been completed, with no land-development obstacles identified. The hydrogeologic work plan previously provided to the Commission for review supports the Part Two submission requirements.

Mr. Pickerell noted a financial assurance/insurance bond item was inadvertently left out of this month's report and will be brought to the Commission at the next meeting.

TDEC Inspection Update / Host and Security Fee Letter / Financial Information

No additional questions were raised beyond the Engineering Report discussion above.

PUBLIC RECORDS REQUEST FOLLOW-UP

Ms. Coffey asked for an update on her outstanding public records request. Ms. Ross reported that Chairman Waller is working with the open records office and with legal counsel, and that significant time has been spent reviewing responsive material. The request has now been outstanding more than 60 days; Ms. Ross indicated she would need to confirm with Chairman Waller and Ms. Murphy regarding the timeline given the size and complexity of the request.

ACTION ITEMS

Item	Responsible Party	Target Date	Status
Provide Commission an update on the Tennessee National easement agreement status and any signing deadline	Mr. Waller / Ms. Murphy	Not specified	Pending
Determine handling of berm/soil if Tennessee National does not sign the easement agreement	Mr. Waller / Ms. Murphy	Not specified	Pending
Complete Southeast Title review confirming the survey parcels can be sold as requested	Southeast Title / County	Not specified	In Progress
Present full details on all survey parcels, including the 15,000 sq. ft. parcel, to the Commission for public discussion and vote	Ms. Ross / Mr. Waller	Next Commission Meeting	Pending
Obtain TDEC grading permit for borrow pit access	Republic Services	Expected imminently (per TDEC)	Pending
Coordinate timber/lumber salvage logistics with Tellico Village Woodworkers and Mr. Paul Edmiston once the grading permit is issued	Republic Services (Mr. Pickerell) / Ms. Ross	Not specified	In Progress
Evaluate options for sale of remaining quality timber through a lumber broker	Ms. Ross / Republic Services	Not specified	In Progress
Develop a plan to address the vulture problem now that the current control contract is being discontinued	Commission	Not specified	Pending
Bring financial assurance/insurance bond item to the Commission	Republic Services (Mr. Pickerell)	Next Commission Meeting	Scheduled
Provide an update on the meeting room camera/IT connectivity issue	Mr. Waller	Not specified	Pending
Finalize discussion of a public comment procedure	Commission	Not specified	In Progress
Continue processing Ms. Coffey's public records request	Mr. Waller	Not specified	In Progress
Confirm Commission's formal response to TDEC acknowledging the permit holder's position on the soil-access constraint	Mr. Waller / Republic Services	Not specified	In Progress

NEXT MEETING

Date, time, and location were not stated in this meeting.

Anticipated Discussion Items (unresolved items raised at this meeting):

- Tennessee National easement agreement status
- Property survey/surplus parcels – full presentation, appraisal, and vote (including 15,000 sq. ft. parcel)
- Borrow pit timber/lumber salvage update following grading permit issuance
- Meeting room camera/IT issue status
- Public comment procedure
- Financial assurance/insurance bond item
- Ms. Coffey's public records request status
- TDEC response regarding soil-access constraint

ADJOURNMENT

Motion: Adjourn the meeting.

Motion by: Mr. Hunsaker

Seconded by: Mr. Lawson

Result: Approved unanimously

Note: The meeting was adjourned at 7:07 PM.

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, August 20, 2026 (youtube.com)