Loudon County Solid Waste Disposal Commission Meeting Minutes

Date: September 17, 2026

Meeting Type: Regular Commission Meeting

Location: Courthouse Annex Building, Loudon, Tennessee

Time: 6:00 pm EST

Chairman: Ms. Monty Ross (elected Chair at this meeting; Mr. Adam Waller resigned effective September 16, 2026)

Attendees:

- Commission Members Present: Dr. Bartell, Mr. Hendrix, Mr. Hunsaker, Mr. Lawson, Ms. Ross, Mr. Gross (new member, representing the County Commission)
- Commission Members Absent: Mr. Adam Waller (resigned)
- Legal Representation: Ms. Elizabeth Murphy
- Republic Services: Mr. David Hollinshead, Mr. Stoddard Pickrell
- Public: Mr. Pat Hunter, Mr. Richard Anklin, Mr. Chuck Fethe, Ms. Mary Fethe

CALL TO ORDER AND ROLL CALL

The meeting was called to order at approximately 6:00 p.m. Roll call was conducted, with Dr. Bartell, Mr. Hendrix, Mr. Hunsaker, Mr. Lawson, and Ms. Ross present; Ms. Murphy was also noted present. Mr. Gross was welcomed as a new Commission member representing the County Commission. The Chair reported that Mr. Adam Waller had submitted his resignation from the Commission the previous day, citing a need to step down.

ELECTION OF CHAIR

With the Chair position vacant following Mr. Waller's resignation, the Commission proceeded to elect a new Chair.

Motion:	Elect Ms. Monty Ross as Chair of the Commission
Motion by:	Mr. Hendrix
Seconded by:	Mr. Hunsaker
Result:	Approved (Ms. Ross abstained from voting)

Ms. Ross assumed the role of Chair for the remainder of the meeting. She stated that Vice Chair and Secretary appointments would not be made at this meeting, noting she wished to speak individually with commissioners before making those appointments.

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PUBLIC COMMENTS

- Mr. Anklin questioned why the Chair election occurred in September rather than April as required by Commission policy, noting no election was recorded in the February–May meeting minutes. The Chair acknowledged the point and committed to following the required calendar going forward.
- Mr. Anklin asked whether Vice Chair and Secretary positions would be filled at this meeting; the Chair stated those appointments would be made after speaking individually with commissioners.
- Mr. Anklin sought clarification on the $1 million performance bond versus the closure/post-closure/corrective action financial assurance. Mr. Pickrell explained that these are separate: TDEC requires closure, post-closure, and corrective action costs under the permit, while the performance bond is a separate instrument for which the Commission is the obligee and which is renewed annually.
- Mr. Anklin asked about the status of the public comment procedure referenced in the meeting packet; the Chair advised it is not yet finalized.
- Mr. Hunter asked whether there is a plan to close landfill cells once sufficient soil is available; Mr. Pickrell confirmed closure work is currently underway on the south slope.
- Mr. Hunter noted that handling of public records requests is a responsibility of the Commission itself.

APPROVAL OF MINUTES

Ms. Murphy requested one correction to the prior meeting's minutes: the record should not reflect her as continuing to process Ms. Coffey's public records request, as that task was being handled by Mr. Waller. She asked that her name be removed from that action item. The Chair agreed to make the correction.

Motion:	Approve the minutes of the prior meeting, as amended to remove Ms. Murphy's name from the public records request action item
Motion by:	Mr. Hunsaker
Seconded by:	Dr. Bartell
Result:	Approved unanimously

OLD BUSINESS

Tennessee National Easement Agreement

The easement agreement remains unsigned. Ms. Murphy reported that the documents were drafted and sent, but the other party has not signed; she has a call and message pending with their law firm in Knoxville and expects to provide an update, likely by memo, within about a week. Dr. Bartell asked why the agreement had not been signed; Ms. Murphy explained that the other party objected to the indemnity language, and she had recommended the Commission not approve the agreement without it. The Chair noted that Mr. Waller had been unwilling to change the indemnity language and that the Commission will follow his prior guidance. Mr. Hendrix indicated he was comfortable proceeding as-is.

Property Sale – Parcels Near Matlock Bend

The Chair reviewed two parcels under consideration for sale near Matlock Bend: a 6.59-acre tract and a smaller, approximately 15,000-square-foot sliver. Mr. Fethe (public) explained the history: these parcels

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were originally intended to provide road access to the landfill without requiring access through residential property. He and his wife, along with her sister and her husband, had proposed a boundary correction with the Commission approximately 15 years ago that did not fully resolve the line; Mr. Fethe is requesting the correction to gain cleaner access to his adjoining farm property, and offered to make a formal presentation with documentation if needed. The Chair confirmed that a motion tonight would only authorize evaluating the sale, not finalizing it; outstanding items include locating the original deed to check for any restrictions on sale and obtaining an appraisal (the property has been surveyed but not appraised). Mr. Fethe noted the County Commission was aware of this when the area was rezoned, and that the parcels would need to be cut out and rezoned back to A1 as part of any sale.

Motion:	Evaluate and pursue the possible sale of the two tracts (approximately 6.59 acres and 15,000 square feet) near Matlock Bend
Motion by:	Mr. Hendrix
Seconded by:	Mr. Lawson
Result:	Approved unanimously (motion amended during discussion, at Ms. Murphy's request, from "pursue" to "evaluate and pursue")

Borrow Pit / Land Disturbance Permit

The notice of intent for the general construction permit for the borrow pit and associated land disturbance remains pending with TDEC. Mr. Pickrell confirmed Republic Services is monitoring the matter closely and will begin road-building work once the permit is issued. The Chair is also coordinating with the County procurement office to confirm applicable requirements. Ms. Murphy confirmed the related request has been submitted and is being handled by Ms. Vickers, and clarified that the permit in question is a Notice of Intent (NOI) for the general construction permit.

Records Room Camera System

The Chair reported she spoke with Mr. Tom Lewis regarding the records room camera system, which appears to be functioning. Mr. Hendrix is monitoring the YouTube feed to watch for any issue with the system going into standby, as occurred briefly (approximately three minutes) previously, with no loss of recorded content. The outstanding public records request from Ms. Coffey remains in progress; no new update was provided this meeting.

NEW BUSINESS

Engineering Report (Republic Services)

- Module 3 cell construction: design finalization expected next month, with RFPs to go out to construction contractors in Q4; construction to begin once winter conditions allow.
- Capping project (started October 2025): grading is near complete pending additional soil and topsoil over the geosynthetic liner; persistent leachate issues remain on the east slope due to non-functioning drainage features, and an active dewatering mechanism is being evaluated. Leachate generation is expected to decrease over time as capping eliminates storm water intrusion.
- East perimeter ditch continues to be maintained; all materials except soil are on site; project completion expected in October, contingent on soil availability. A liner installation crew is tentatively scheduled for mid-October (approximately October 19).

- Pond 2 (near the wheel wash): grading is complete, but there is no flow until the east slope leachate issue is resolved; the pond is currently plugged and all storm water in that area is being treated as leachate pending the grading permit, after which lumber extraction will be coordinated.
- Q3 groundwater sampling and the MW5 resample are complete; results will be summarized in the quarterly submittal. Zinc levels were non-detect and turbidity remained near 20 NTU; spring conditions have remained steady through the first three quarters of the year.
- New leachate tank: on site, pending grading (contingent on soil availability); expected to be operational before cell construction begins in February–March 2027.
- Horizontal expansion permit: the Part 1 application has been submitted and geophysical findings are under review. Preliminary geophysical data has been received, and a geologist from Unell Lemons Environmental was on site to begin hydrogeological investigation of potential void spaces.
- Ms. Murphy requested that Republic Services establish a more consistent process for sharing permit and expansion-related documents with the Commission, allowing adequate review time rather than providing large volumes of material shortly before meetings. Mr. Pickrell agreed to work toward a better system, such as a shared folder or Teams channel.
- Road paving: continued paving is expected to begin in November, extending the existing 1,000 feet by an additional 2,000 feet (3,000 feet total). Work will proceed by section to manage traffic, with updated drainage and sediment-control measures (wheel wash, grading, catch basins).
- Scale house relocation: a down payment has been made; the relocation must be completed by June 1, 2027. The new scale house location has been identified near the top of the hill, and the old scale house will be converted into a maintenance break room.
- Leachate tank construction: a new tank will be constructed near the maintenance shop.
- The 2026 financial assurance update has been completed. 2027 project plans include Module 3 cell construction, scale house and scale relocation, and leachate tank construction.

Facility Tour Request

Mr. Gross, as a new Commission member, requested a tour of the landfill facility. Mr. Hollinshead and Mr. Pickrell agreed to arrange a tour at Mr. Gross's convenience.

Document and Records Management

Ms. Murphy raised the need for a clearer process for managing incoming documents, particularly related to the horizontal expansion, and suggested exploring a shared drive or searchable repository (such as a Google Drive, a SharePoint-type system, or a Microsoft Teams channel through Republic Services) so Commission members have timely access to materials.

Ms. Murphy also noted that, under the contract, the Chair serves as liaison on day-to-day operations, a role that has historically been loosely defined, and suggested the Commission think proactively about how information should flow to and from the Chair going forward.

ADJOURNMENT

Motion:	Adjourn the meeting
Motion by:	Mr. Hunsaker
Seconded by:	Mr. Gross
Result:	Approved unanimously

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September 2026 Commission Discussion/Action Items

Item	Responsible Party	Target Date	Status
Provide memo on status of Tennessee National Easement Agreement	Elizabeth Murphy	~1 week	In Progress
Follow up with Knoxville law firm regarding unsigned easement agreement	Elizabeth Murphy	ASAP	In Progress
Locate deed for 6.59-acre / 15,000 sq. ft. parcels to check for sale restrictions	Monty Ross / Clayton Pangle	TBD	Pending
Determine process and next steps for evaluating parcel sale	Monty Ross	TBD	Pending
Confirm County procurement requirements for borrow pit / road project	Monty Ross	TBD	In Progress
Continue monitoring records room camera system via YouTube feed	Mr. Hendrix	Ongoing	In Progress
Continue work on Ms. Coffey's public records request	Monty Ross	TBD	In Progress
Determine remaining position for Commission including public records custodian	Monty Ross	November 19,2026	Pending
Provide geophysical report once available	Stoddard Pickrell	TBD	Committed
Propose schedule/process for sharing expansion-related documents with the Commission	Stoddard Pickrell	TBD	Committed
Arrange facility tour for Mr. Gross	David Hollinshead / Stoddard Pickrell	TBD	Scheduled
Begin road paving (additional 2,000 ft.)	Republic Services	November 2026	Scheduled
Complete scale house relocation	Republic Services	By June 1, 2027	In Progress

Next Meeting

Date: Thursday, November 19, 2026

Time: 6:00 p.m.

Location: Loudon County Annex Building

Anticipated Discussion Items:

- Vice Chair and Secretary appointments
- Status update on the Tennessee National Easement Agreement
- Update on the borrow pit / land disturbance general permit (TDEC)
- Update on parcel sale evaluation (deed review, appraisal, next steps)
- Engineering report update from Republic Services (Module 3, capping project, horizontal expansion permit)
- Facility tour scheduling update

- Document and records management system update

Meeting adjourned at approximately 7:09 p.m. by motion from Mr. Hunsaker, seconded by Mr. Gross. Motion approved unanimously.

Minutes respectfully submitted by Monty Ross, LCSWDC Chair

Chairman: Monty Ross, Loudon County Solid Waste Disposal Committee

Note: Full video of LCSWDC meeting available at: Loudon County Solid Waste Disposal Commission Meeting, September 17, 2026 (youtube.com)

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