

VILLAGE OF OAKWOOD
SPECIAL WORK SESSION
March 21, 2022

ATTENDED

Johnnie A Warren – Council President
Elaine Gaither-Council-at-Large
Eloise Hardin-Ward 2
Paggie Matlock-Ward 3
Candace Williams-Ward 5

Gary V. Gottschalk-Mayor

ABSENT

Chris Callender-Ward 1
Mary Davis-Ward 4

Jim Climer-Law Director

Meeting opened at 6:43 by Warren

Pledge of Allegiance and attendance taken.

Mayor: When I was alerted by the building department that WM wanted to expand, I said fat chance. It wasn't until I visited the fire department, they were down there at least once a month because of issues. Particularly, small little fires started. The problem is when you have the recyclables within the solid waste and then you have plastics in there, it leaves a very noxious odor. Additionally, that building is 30 years old, and it really needs work. That isn't the excuse for going forward in a sense that no matter what the case was, if they were building any additional solid waste that was deemed, we wouldn't be able to accept it at all. The problem is that building needs help. But more than that, we have to separate the recyclables from the solid waste and that is what this is all about. **Hardin:** Where are they currently doing this separation thing? **Mayor:** They aren't. It's all in one building. The legislation before you is just about approving it being a similar use; which it is. But to allow them to do the expansion. However, we are going to have legislation within 30 days regarding their operations. So, there are two points. One, the doors have to be closed once operations cease for the day. When do operations cease for the day? At 5 o'clock, I will expect a couple of doors to be open. Operations will stop at 5 o'clock other than for the other 2 doors for someone who may be coming in later. That will be stipulated in the operations agreement. The second, they will have to go up and down Fair Oaks and Oak Leaf twice a week, just to clean up any litter. Particularly for this door situation, those doors have been opened. Four are broken. They couldn't close them if they wanted to. But that is aside from this legislation that goes along with planning commission regarding being a similar use. So, with that **(see attached bullet sheet for the following):**

Comment(s) on bullet 3: Mayor: That is irrelevant. I could care about the jobs that are there versus getting this thing under control in the times that it does smell or certainly leaving that door wide open.

Comment(s) on bullet 4: Hardin: Is that in addition to...? **Mayor:** Yes. To the \$4.75 million. **Hardin:** It's in addition to the \$26 million? **Mayor:** No. The \$26 million is total when you had the \$19 million and the \$4.75 million.

Comment(s) on bullet 5: Hardin: If they have been doing this all this time, are they regulated by the EPA? **Mayor:** I believe it is once a quarter, the County comes down and checks the records to make sure they are not going over the limit. The key thing will now be, there will be less truck traffic going in there because there will be less trucks dealing with recyclables when they are re-baled to get them out of there. **Hardin:** When you say baled... **Mayor:** You are baling the plastics and recyclables in a tighter package than they were before. **Hardin:** And where are these bales going to be kept. **Mayor:** Wherever they went before. **Hardin:** I thought they weren't doing this before? **Mayor:** They were but up till now it was messier, and the bales were not using as much technology and the bales were smaller. They were taking up more space than a truck. **Warren:** At one time, they did stop. What happened is that the value of recyclables got to the point where it was worthless. Now the market has changed. **Hardin:** Any of these bales being kept outside? **Mayor:** Well, with this expansion on, they would have been outside. They would have separated them from the current transfers to begin with and that would have been ridiculous. It would have been terrible for Ward 5. **Warren:**

So, the answer is no, they will not be outside. **Mayor:** Nothing will be outside. Everything will be in the added-on building. **Hardin:** So, every day that they bale, they are going to take it right out? Well, again it is baled inside the building, it's put on a truck, and it goes out. There will be less trucks going out because there would have been more that you can bale at one time. **Hardin:** They are baling it and with this new process and it goes out every day. **Mayor:** I don't believe every day. **Matlock:** How long before they offload this building? **Mayor:** We can get that answer. If you would like, we can have somebody here from WM. First of all, we have to have 6 votes or it's going to be 3 readings anyway. They were so interested in this that they were looking at talking to our landscape architect on screening. I'll bring that up right now. They are not going to get a tax break. Why would we tax break garbage? We are going to TIF them. And for those that don't understand TIFs, this is money that goes to the County for the assessment of your building. If you TIF them, it comes back to OV to spend at a .40 TIF. So, we are going to get out of a \$4.75 million building, about \$40,000 a year. That first year or so, it will be used for screening right around that building. Although, there is a problem with the amount of land we are working with. But then the next batch of money can be used for improving the entries to Free and Wright. At first, I was thinking, let's get an easement on the backyards of North Lane that face WM. Now you will have Interstate McBee's building that is bigger, so you won't even see WM. That might not be necessary. But I really want to re-dress up Free and Wright as well as putting in more trees over on North Lane. **Hardin:** Slow down. I spent a lot of time reading these minutes. When they were talking about the landscaping, there was mix messages out there. **Mayor:** Ward 4 had Premier and Interstate McBee was 1, 2, 3 and 5. This is an entirely different situation. This is right there. So, Ward 5 gets the first benefit. **Warren:** So, all the money will focus on the first 2-3 years in enhancing and screening and protecting the residents.... **Mayor:** You reminded me. Remember this is a TIF. It's not money generated because of the project. A TIF you can't be spending anywhere. You have to be spending it in an area that at least has been affect by going to that site. This TIF is for 30 years. The first thing is to take care of that building. **Hardin:** You started out by saying we are going to get this in writing. They have not proven to be good corporate neighbors in the past. **Mayor:** That is why we are going to have it in writing. We will have in writing what to do to enforce it. **Warren:** There has to be something on the books for something like that where we can make reference to it. **Hardin:** If you are going to go with the rules, unless you have a penalty, you can write it all day long.

Comment(s) to bullet 7: Discussion again about the closing of the doors and penalties for not doing so for law director to prepare legislation. **Warren:** If we put this on for tomorrow, this is going to be a 3 reading because we need more with Jim getting us what he needs to do. We need to get them to make their presentation if they choose to do so. **Mayor:** Well, I didn't ask them to come in.... **Warren:** I am not saying now because we have 3 readings to do this anyway. **Mayor:** What we can do is set up Tuesday for one reading, Wednesday.... **Warren:** We are not having any special meetings. **Mayor:** I can't go.... **Warren:** Then, they can't get their money then. We are rushing through everything. We went through a lot with... (Kroger). **Mayor:** You can't be ordering stuff. This is technical to begin with. You could be waiting another year, year and a half for some of the stuff they need to improve their operations. **Warren:** They can do it without the TIF. **Mayor:** The TIF doesn't mean anything to them. The building alone was \$4.75 (million). We are talking about \$19 million in fire suppression and everything in addition to the building. **Warren:** What I am saying is, this is the legislation after it comes from planning. Basically, the TIF they are wanting.... **Mayor:** They don't know anything about the TIF. The TIF has nothing to do with that. **Warren:** They can wait for us to make up our minds. We need more information. Why are we rushing through it? **Mayor:** Because they want to be in operation before the end of this year. They can't keep going the way it is right now. It's really serious with the odors from the plastics. ***inaudible-Mayor and President* Williams:** That's the problem. The residents don't know. You can't expect us to pass this in a week or two. We just did in Ward 4. **Mayor:** We have a resident in Ward 5 in both the planning and one in.... **Williams:** But you have to give us time to get to the people. This is not getting out to the people and we should not do what we did to Ward 4. They came to that Ward 4 meeting. They brought up rodents; they brought up smell. **Mayor:** What if WM says they can't wait that long so it's not going to happen? **Williams:** You don't know at this point. ***inaudible-multiple voices* Mayor:** They are already going to meet with the landscaper to deal with the landscaping. **Williams:** You have to be just a pro-business as pro-resident. We have to.... **Mayor:** This is not pro-business.... **Williams:** It is if you are trying to move so quickly. We don't have time to inform people. **Mayor:** Why would people not want it to be cleaner than it was? **Williams:** Your home is not right next to it. You have to give people time to receive the information. You're never allowing for that time. You want me to get this to these residents' houses tonight and explain this tonight? I need a little bit of time. People want to be informed. This could have gone out. **Mayor:** I made two calls to you. Do you realized I have had other council people.... **Williams:** You made calls to me about another issue and to put this into it. **Mayor:** No, I said there is an issue affecting Ward 5 that I thought you would be interested in. **Williams:** When you are seeking my vote for a separate Ward 4 issue, I don't want to bring into it

another deal. That's not the time to consider that. **Mayor:** Why would I have a council person today for an hour and a half for just the issue of smell, litter and whatever else so they could get a better handle on this? They met with me on this. **Williams:** And now that we have a better handle, what we are asking is an appropriate amount of time to get to the people and that is reasonable. **Warren:** And the thing is, the people are not going to be objective to it, and it may not be 6 weeks. But it isn't going to be tomorrow and there isn't going to be a special meeting. We can be prepared by the first meeting in April. **Mayor:** Well, it's very simple. I'm not going to stop it. Fine. If they can't get the parts, the heck with it. We can store the stuff in the backyard, and nothing is going to happen. ***inaudible-Mayor and President* Warren:** ...not if it is bringing in safe and sanitary. **Mayor:** We are talking recyclables. We're not talking solid waste. **Warren:** It is an issue of health. And if you don't believe me, then call the department of health. **Mayor:** And that is why they are trying to fix it.... ***inaudible-Mayor and President* Warren:** ...spread the stuff and put it outside. And I am telling you, I will call the department of health and see how long they do it. **Mayor:** Again, recyclables are different than solid waste. **Warren:** Regardless, you will see what the department of health says when they step in. And they'll step in with news media too. I'll make sure of that. **Mayor:** Of course. **Warren:** We'll see if they want that. Throwing their garbage outside, is that the threat to us? We got a new remedy for that. If they want to be a partner, then they will wait until our first meeting in April. **Mayor:** That's a lot different than 6 weeks. I was hearing 6 weeks. **Warren:** Okay, then we will be ready by our first meeting in April. **Matlock:** Should a representative from WM come? **Warren:** Yes, we would like to listen.... **Williams:** Mayor, why isn't the cost for screening their cost? Why are we assuming that cost? **Mayor:** It's not our cost. **Williams:** You said the money coming back from the TIF that first year will be used for screening. **Mayor:** The money that comes back from the county for the property taxes they paid. It's not our money. **Williams:** Why wouldn't they include those costs in the upgrade of the facility? **Mayor:** They aren't. This is landscaping. It's not part of the \$4.75 million. They don't even know. They were expecting to spend their own money in landscaping. I want upgrade that. Plus we have that to be spread around the area for the next 30 years (TIF). **Williams:** But if they are expecting to pay it, why aren't they paying it? **Mayor:** First of all, the land between the property line and Interstate McBee can't be more than from here to here (**pointing from his chair to far wall-approx. 15 ft**). Once to you get to the Interstate McBee property, you have those big guy wires, and you have an easement from the Illuminating Company. You can't be doing that either. There is not a lot of working room to screen. It wouldn't have been necessary if we didn't have Interstate McBee. I was still wanting to have it screened regardless. **Williams:** So, are you saying you are screening or are you not? **Mayor:** We are screening and that is why they want to meet with the architect sooner. And with Premier doing the Interstate McBee development to see what kind of work that needs to be done for the screening. **Williams:** What cost have you established for the screening? **Mayor:** I have no idea because I don't know the working area we have yet. **Williams:** So, in my mind, we have a landscaping consultant we use for Premier. Somebody should be able to estimate those costs and those costs should be split between Interstate and.... **Mayor:** Interstate is not going to pay for that. **Williams:** And if Interstate is not because those are the businesses going there, that we are trying to screen from, we wouldn't need a screen if the businesses were not going there. So, that should be their costs. ***Multiple discussions on the TIF.* Matlock:** How is WM planning on eliminating the rodent problem? Just the doors being closed is not going to eliminate. Is there extermination? Is there something that maybe that \$40,000 can be used to put into helping to getting rid of the rodent problem? What is WM doing to get rid of the problem? ***inaudible-multiple voices* Warren:** Let them know what we are concerned about: doors opened, rodent problems.... **Mayor:** Hearing what I am hearing now it far better. So, the first meeting in April I think we can work with and we will have that legislation in place regarding their operation. **Williams:** But don't just gloss over. The ask is that they cover the cost of screening. You put landscaping in all types of projects. We approve it all the time. Go to them and tell them they need to pay for some significant portion if not all.... **Warren:** Every developer does it themselves. **Mayor:** Like I am saying, there is not that much working room.... ***inaudible-multiple voices* Mayor:** Because when we were going to have it done, it was going to be on Interstate McBee's property. **Warren:** If they are going to do it, they should screen their own property. Just like you make everybody else screen theirs. And here is the bizarre thing; we are giving them a break rather than a new developer. I would give it to the new developer, but they have been here, and they have been aggravating us forever with the doors open and everything. The bottom line is that we don't reward them.... **Mayor:** They don't know about it. They didn't have the idea that we are using the TIF money to do it. ***inaudible-Mayor and President* Williams:** Then have the conversation because they haven't been a good corporate partner and this will be showing good faith that they will be doing better in the future. **Warren:** We do want it improved. **Hardin:** No, not want. This is our only shot because that is ridiculous. When you hit the highway and all that paper is pasted along the fence, it is terrible. It looks horrible. And those doors are open and the smell. I don't know how far it wafts out. **Warren:** We just want them to respect our residents and our community. **Hardin:** I read the minutes and it was said,

'You go home at night, and we have to see this.' **Mayor:** They have the wherewithal to put \$19 million into high tech fire suppression, etc. **Warren:** That is probably a requirement. **Hardin:** It's mandated by the EPA.

MOTION TO ADJOURN by Hardin; Seconded by Gaither

VOTE YES: Warren, Gaither, Hardin, Matlock, Williams

MEETING ADJOURNED: 7:20pm

Adopted

4/12/2022

Christine Morgan, Clerk of Council

Johnnie Warren, Council President