

## MINUTES

**Monroe County Solid Waste Management District  
Board of Directors  
Nat U. Hill III Meeting Room, Monroe County Courthouse  
Bloomington, Indiana  
Thursday, May 13, 2010 4:00 p.m.**

**Members present:** Iris Kiesling, Mark Kruzan, Geoff McKim, Patrick Stoffers, Mark Stoops, Dan Swafford, Steve Volan.

**Members absent:** All present.

**Staff present:** Larry Barker, Executive Director, Shirley McMurry, Controller, Scott Morgan, Operations Director, Elisa Pokral, Media and Education Director, Brenda Strauss, Director of Employee Services and Administration.

**Legal counsel present:** Bob Mann.

**CAC present:** Steve Akers.

Chairperson Stoffers called the meeting to order at 4:05 p.m.

**Approval of Minutes – April 8, 2010 Regular Meeting and April 22, 2010 Special Meeting.** It was motioned and seconded to approve both documents. Two amendments were made to the April 22 special meeting minutes: 1) the last line of the first page should read "...receive the study from SDG by May 28..." and 2) Kiesling was added as an attendee. Motioned passed with verbal votes. Kiesling and McKim noted they abstained from vote on the April 8 meeting minutes.

**Controller's Report – Payroll, Claims & Cash Flow.** Kiesling motioned to approve and McKim seconded. McMurry said total cash payroll and claims since the last meeting is \$200,616.74. The verbal vote was unanimous (Kiesling Kruzan, McKim, Stoffers, Stoops, Swafford).

Volan arrived at 4:10 p.m.

The cash flow report shows a preliminary January through April and projected through December McMurry said. It is hopeful that over \$1 million dollars will be maintained to the end of the year.

**Resolution 2010 – 04 – Transfer of Funds.** Kiesling motioned to approve and Volan seconded. McMurry said this transfer will fund the consultant line for the SDG study for the MRF that we talked about last meeting. The verbal vote was unanimous (Kiesling, Kruzan, McKim, Stoffers, Stoops, Swafford, Volan).

**Resolution 2010 – 03 – Lease of Administration Building Office Space.** Kiesling and McKim motioned and seconded to approve the lease. Barker said the District supports the County's health care clinic and is happy to help by leasing space to the Extension Office. The details of the lease have been worked out and the District will lease the facility to the Commissioners for \$1 per year plus \$600 per month for utilities and housekeeping. The utilities will no doubt increase more than 50% due to additional daily usage and the evening meetings the Extension Office will hold. The utilities will be reviewed at the end of the lease year for a more accurate dollar amount.

Questions, answers, and discussion ensued. Volan asked who built the District and why is it that the County is not paying rent. Barker said the District built the building with twice the employees; the District sought to gain revenue with the lease. Stoops said Purdue locates the Extension Office in Monroe County and the Commissioners provide the building. Barker said there could be some offsets such as the

availability of District staff to use the health clinic. There was discussion about the initial \$8 per square foot lease the District asked for and the use of the clinic exceeding the value of the lease. Volan said the last six months were spent evaluating the viability of District programs and now the County is asking the District to use this asset rent free. The offset is that the new clinic will be available to District employees and their families. There are four members of this Board who are County officials so the vote is available. Volan said at the least he does not want to see recycling as an inherently money losing proposition. Stoops said he understands the concern and wants it to be a fair arrangement. For the County to pay to house the Extension Office would be difficult; the space at the District is available while the District pays for it anyway. Stoops said there have been no decisions about access by District employees to the clinic. Volan and Barker said they do not understand. Stoops said there is a value associated with the clinic. Kiesling said the operation must get going first and then there are other negotiations going on and we have not come to any decisions. The clinic opens in August. Volan said he wants to make sure the District is treated fairly. Someone noted there is no willing buyer for this unused space at this time. Stoops said the Commissioners are offering to cover one-half of the building's overhead. While the building is vacant the District continues to pay all the overhead so this lease is an advantage to the District's bottom line. The payoff on the District's building is not the County's responsibility it is the District's. McKim said he is uncomfortable with how low the monthly lease cost is and he wants to make sure things are reevaluated at the end of the one year lease. Volan said the clinic usage by the District a reasonable accommodation. If you are saying the District is over a barrel and it should give the County this space for no rent that is not the case. Volan said he would like to see this in writing. Stoffers said we are asking for a policy decision outside a Commissioner's meeting. Stoops said we are not suggesting the District is over a barrel and that we are forcing this situation on them. If the Extension Office did not go to the District they would go to the airport, a very inconvenient location for most everyone. Volan said he would like to see a better guarantee; the County is not being specific enough on a guarantee. Stoops said it isn't out of the question that the District may use the clinic. Stoops said there is no misrepresentation of the lease. We are considering only at this time the lease as it is written. Stoops guaranteed the climate controlled storage needed by the District will be made available. The Extension Office does not pay rent or utilities. Volan said the District is not the County. McKim said it is still a net revenue source. Barker said there are many shared benefits. Kruzan confirmed the vote on the lease is time sensitive; the Extension Office is to move into the District building on May 17. Stoffers said there is no reason why the District could not use the clinic but there is no policy statement to that affect. Kruzan asked if there had been discussion about the County purchasing this building outright and leasing back to the District. Kiesling said there was no discussion about purchasing but there has been discussion about leasing for several years. Kruzan said the City considered purchasing the building five or six years ago. The trade-off and one-year review make this lease more comfortable. Volan said the whole situation has been a bit presumptuous and we have to do better; the policy decision should have been made before this meeting. Kruzan said it is ideal versus understandable reality. The Extension Office and the District are community benefits not just a County benefit. Stoops said it is the County's full intention to allow other groups outside County employees to use the clinic. It isn't appropriate for us to guess the numbers at this time and it is a separate issue from the lease. Volan said a letter of intent would have been appropriate. McKim said the lease deal needs to be considered on its own merits.

The roll call vote was six ayes (Kiesling, Kruzan, McKim, Stoffers, Stoops, Swafford) and one nay (Volan).

### **Reports from Staff**

Kruzan asked if we know if we have any vendors based in Arizona. The corporate office of Republic Services is headquartered in Arizona. They moved from Florida to Arizona when they merged with Allied. Hoosier Disposal is a subsidiary of Republic.

Pokral showed recent announcements in various media and noted District outreach presentations for the Monroe County Public Library and the Ellettsville Library. She also mentioned her upcoming Herald-Times guest column: "Recyclers Turn Off All Engines". Barker will participate in a panel discussion with WTIU and Pokral has been interviewed by WFIU and WTIU on recycling. See Pokral's full report attached as a part of these minutes.

Pokral added the District supports the storm water utility water quality program saying she sees a strong need and interest in extended education on this subject in the Monroe County community as storm water has connections with water, soil, air, and environmental quality in general. McKim thanked the District for its support of the storm water utility and stated that education is a strong component of this project.

Morgan said our first load of electronics to Electronic Recyclers International was larger than last year at this time. The connection with the I.U. e-recycling event and other advertising was an advantage to our program. The volume of items collected at Spring Bulky Item Days was either consistent or exceeded previous events. See Morgan's complete report attached as a part of these minutes.

There was a break-in at the Oard Road station. This is a sign of desperate times. We have purchased heavier cable to secure the items that were taken, Morgan said.

Barker said McGlasson and Bemish are now certified to operate the leachate plant and this will save the District \$1800 per month. There was discussion about leachate and it was noted that our system has already saved us about \$41,000.

#### **Citizen's Advisory Committee Report**

Akers said he and Tim Frazier, another CAC member, attended the IRC Conference on May 5 and gleaned the most education about Styrofoam and the grocery bag recycling company in North Vernon, Indiana. The year-end collection at I.U.'s residence halls will provide items for the Hoosier-to-Hoosier community sale on August 21.

**Public Comment:** There was none.

The meeting adjourned at 5:00 p.m.

Unless otherwise stated, all documents referenced in these minutes are considered a part of these minutes and are on file in an official record book in the District office. These minutes were offered for review to all Board members and Staff members who attended and participated in the meeting.

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Signed - Board Member  
Minutes of May 13, 2010