

MINUTES OF MEETING
DELAWARE SOLID WASTE AUTHORITY
BOARD OF DIRECTORS

DATE: January 25, 2024

LOCATION: DSWA Administration Building
601 Energy Lane
Dover, Delaware 19901

TIME: 5:00 p.m.

ATTENDEES:

DIRECTORS

Gerard L. Esposito, Chairman
Timothy P. Sheldon, Vice Chairman
A. Temple Carter, III
Norman D. Griffith
Michael R. Paraskewich, Ph.D, P.E.
Tonda L. Parks
William J. Riddle

STAFF

Richard P. Watson, P.E., BCEE
Robin M. Roddy, P.E., BCEE
Michael D. Parkowski
Joseph J. Koskey, CPA
Jason M. Munyan, P.E., BCEE
Lynsey K. Baer, P.E., BCEE
Christopher A. Velazquez
Pamela Williamson
Simone George

LEGAL COUNSEL

F. Michael Parkowski (PG&S)

GUESTS

None

REGULAR BOARD MEETING

The Chairman, Gerard Esposito, called the four hundred and forty-second regular meeting of the Delaware Solid Waste Authority Board of Directors to order on Thursday, January 25, 2024. He announced the meeting had been duly noticed and the Directors had received copies of the information to be considered.

A. MINUTES

Chairman Esposito called for additions or corrections to the draft of the Minutes of the December 14, 2023, meeting of the Board of Directors.

Motion A – moved by Mr. Carter

“The Minutes of the December 14, 2023, Board of Directors’ regular meeting of the Delaware Solid Waste Authority be accepted as written.”

Second - Mr. Griffiths

Vote – (Carter, Griffiths, Paraskewich,
Parks, Riddle, Sheldon, Esposito)

Motion Adopted
(7 Yes, 0 No, 0 Absent)

Report of the Administrative & Citizens' Affairs Committee

B SALE OF THE 1128 SOUTH BRADFORD STREET PROPERTY

Motion B - moved by Ms. Parks

"The Board approves the sale of the 1128 South Bradford Street Property to the State of Delaware for \$2,800,000.00."

Second – Mr. Carter

Mr. Watson said that the State of Delaware was interested in Bradford Street property and though the process took a little bit of time, DSWA has received a very good offer of \$2.8 million. The building has some maintenance issues so DSWA staff thinks this is a fair price. Mr. M. D. Parkowski explained that the sales agreement was finalized and had been included in the Board package. DSWA's attorneys had worked with the State and all the parties have agreed to the terms of the agreement. Mr. F. M. Parkowski said that there is a 45-day due diligence period that starts on the day the agreement is signed. Ms. Parks asked if the agreement contained standard contract language. Mr. F. M. Parkowski said that it was normal for a multi-million-dollar sale. Mr. Griffiths asked if there would be any approval by the State Senate. Mr. F.M. Parkowski said the Administrative Services department is the lead agency that handles all the real estate transactions and this one is a typical state procurement.

Mr. Carter	Yes
Mr. Griffiths	Yes
Mr. Paraskewich	Yes
Ms. Parks	Yes
Mr. Riddle	Yes
Mr. Sheldon	Yes
Mr. Esposito	Yes

Motion Adopted
(7 Yes, 0 No, 0 Absent)

C. DISCOUNT DISPOSAL FEE AGREEMENT PROGRAM

Motion C – moved by Ms. Parks

"The Board approves the new Discount Disposal Fee Agreement that will commence on July 1, 2024."

Second – Mr. Carter

Mr. Watson said that the current Discount Disposal Fee Agreement (DDF) will end on June 30, 2024, and staff has developed a new DDF for a three-year period. Mr. M. D. Parkowski said that as discussed in the Committee meeting the biggest change for this DDF would be a reduction in the tipping fee from \$85 to \$80 a ton. There will be a rebate to the haulers of \$10 per ton at the landfills. There will be no rebates at the transfer stations. This should keep the market even-keeled for the next three years and give the haulers a chance to plan. Residents will benefit from the decreased tipping fee also. After a

meeting with the haulers there were no changes made to the DDF. The haulers had asked for a longer-term agreement of five years but Mr. M. D. Parkowski explained that staff felt it was in DSWA's best interest to leave it at three years. This gives DSWA room to adjust in a shorter period of time. Mr. Paraskewich asked if staff thought there would be a significant percentage to be redirected from the transfer stations to the landfills because of the lack of the rebate. Mr. M. D. Parkowski said that whenever staff has tried to anticipate tonnage moving because of an increase in price it's never happened and staff suspects it won't happen this time either. He said that if some haulers are able to reroute some trucks that they might do that. Mr. Esposito asked if this action was the result of the planning from years ago. Mr. M. D. Parkowski said that it was always a possibility that the price could come down once the tonnage stabilized. He also explained that the price for the construction and demolition was going up to try to encourage haulers to take it directly to recycling facilities such as Revolution Recovery. There is a new construction and demolition facility scheduled to open in July in Sussex County and DSWA hopes that a lot of the volume that was coming directly to the Jones Crossroads Landfill will now go to that recycling facility.

Mr. Carter	Yes
Mr. Griffiths	Yes
Mr. Paraskewich	Yes
Ms. Parks	Yes
Mr. Riddle	Yes
Mr. Sheldon	Yes
Mr. Esposito	Yes

Motion Adopted

(7 Yes, 0 No, 0 Absent)

Report of the Technical & Facilities Affairs Committee

D. DESIGN AND ENGINEERING SERVICES FOR CELLS 3 & 5 CAPPING AT THE SOUTHERN SOLID WASTE MANAGEMENT CENTER – CONTRACT S-23-880-SS

Motion D – moved by Mr. Sheldon

“The Board awards the contract for the Design and Engineering Services for Cells 3 & 5 Capping at the Southern Solid Waste Management Center to EA Engineering Inc.”

Second – Mr. Griffiths

Mr. Watson said that it was time to cap some portions of Cells 3 and 5 at the southern landfill since they have reached their outer slope. By capping those portions, it will allow DSWA to capture landfill gas better. Ms. Baer explained that there were 22 acres ready to be capped in this project. This contract is for the engineering services which will include the design of the cap, permitting and developing the bid package for construction. Ms. Baer commended Mr. Velazquez for reducing the price down by 8%. Mr. Esposito asked if there was a schedule for when construction would begin. Ms. Baer said that it would probably take about a year for design and then construction will take several years to complete. Currently it looks like the construction costs would be approximately \$440,000 per acre so the whole contract would be about \$9 million. Ms. Roddy pointed out that for this contract along with designing the cap, the engineer will provide construction services and over half the hours are devoted to inspection during construction and certification reports for testing, membrane installation, and soil that will have to be submitted to DNREC. Mr. Riddle asked if this is on the CIP. Mr. Koskey said that this is on the CIP

for several years. Mr. Griffiths asked if this construction would impact customer use. Ms. Roddy said that the areas under construction would not be in the active areas where customers would be.

Mr. Carter	Yes
Mr. Griffiths	Yes
Mr. Paraskewich	Yes
Ms. Parks	Yes
Mr. Riddle	Yes
Mr. Sheldon	Yes
Mr. Esposito	Yes

Motion Adopted

(7 Yes, 0 No, 0 Absent)

E. MANHOLE REHABILITATION AT THE CHERRY ISLAND LANDFILL AND PIGEON POINT LANDFILL – CONTRACT M-23-885-NCNP

Motion D – moved by Mr. Sheldon

“The Board rejects the bid received for the Manhole Rehabilitation at the Cherry Island Landfill and Pigeon Point Landfill.”

Second – Mr. Griffiths

Mr. Watson said that this was for the rehab of all the manholes at the Cherry Island and Pigeon Point. There are many of them and they are old and deep. This work was put out to bid and unfortunately DSWA got surprised by the price. Ms. Baer said that DSWA hired JMT to do the design and engineering analysis. They inspected each manhole and used a camera to capture images. It was determined that all the manholes should be lined with an epoxy coating. The engineer’s estimate was approximately \$5 million for all the work. Only one bid was received and it was substantially higher than the estimate. Based on that staff would like to reject the bid and have JMT go back and do an analysis to see how to go forward with the project. Ms. Baer noted that some of the manholes are 100 feet deep and felt this increased the cost. Mr. Esposito asked how many manholes there were. Ms. Baer said that there were 64 manholes and 16 pump stations. Ms. Parks asked if this was in the CIP. Ms. Baer said that it was in the CIP but not budgeted for this amount. Ms. Parks wanted to know if the project could be split up over several years. Ms. Baer said that was a consideration. Ms. Parks asked if this was permit driven. Ms. Baer said it was not permit driven, but was part of the regular maintenance at the landfills. Mr. Griffiths wanted to make sure that this system didn’t handle stormwater. Ms. Roddy said that this was for the leachate collection system.

Mr. Carter	Yes
Mr. Griffiths	Yes
Mr. Paraskewich	Yes
Ms. Parks	Yes
Mr. Riddle	Yes
Mr. Sheldon	Yes
Mr. Esposito	Yes

Motion Adopted

(7 Yes, 0 No, 0 Absent)

NEW BUSINESS

No comment

PUBLIC COMMENT

No comment

Motion – moved by Mr. Carter

“The Board Meeting is adjourned.”

Second – Mr. Griffiths

Vote – (Carter, Griffiths, Paraskewich
Parks, Riddle, Sheldon, Esposito)

Motion Adopted
(7 Yes, 0 No, 0 Absent)

Respectfully submitted,

Pamela Williamson

Meeting Adjourned: 5:27 p.m.