

January 4, 2010—Closed Session VI—Property Adjacent to Landfill

At 6:43 p.m., the Board adjourned to closed session to establish or instruct the staff or agent concerning the negotiation of the price and terms of a contract concerning the acquisition of real property, pursuant to NCGS 143-318.11(a)(5). Commissioners Holmes, Frye, Kemp and Haywood were present. Commissioner Lanier was absent. Also present were Public Works Director David Townsend, County Manager Richard Wells; Assistant County Manager/Finance Officer Will Massie; Darren Allen, County Attorney; and Amanda Varner, Deputy Clerk to the Board.

Commissioner Frye said that he had been approached by the Charles C. Small family about the possibility of the County buying their family land (Parcel #7773306395), which joins the Randolph County landfill. The property is approximately 69.60-acres.

The Commissioners asked Public Works Director David Townsend how much it would cost to re-open the landfill and how long it would take. Mr. Townsend stated that they would have to accept other counties' garbage to make any money. He estimates 1 to 2 million dollars and four to five years to go through the process of re-opening. Mr. Townsend stated that there are 240 acres that have recently been cleared that can be used. Additional dirt may be needed and the property in question may have availability. He added that there is no longer competition for garbage services, making it harder to negotiate contracts and reasonable rates. Becoming an option for another drop location for surrounding counties would give us some leverage for negotiations.

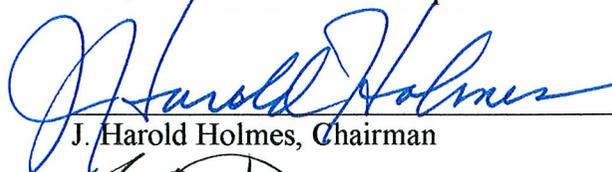
Commissioner Kemp stated that "flow control" should be the key to extending the life of a landfill.

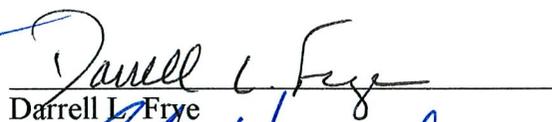
Commissioner Haywood asked if all types of waste would be accepted, and Mr. Townsend said all types would be accepted and that the County would continue to recycle as much as possible, hoping to extend the life. Mr. Townsend stated that the volume of garbage at the landfill is down due to current recycling efforts of citizens.

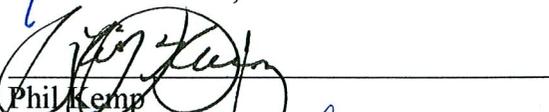
The Commissioners agreed that the property may have no value to another party due to its location and, re-opening the landfill could make the County money due to the closures of so many other landfills in the state. Mr. Frye commented that Chatham County had shown interest in dropping their garbage in the Randolph County landfill in the past and felt many surrounding counties would use it to their benefit.

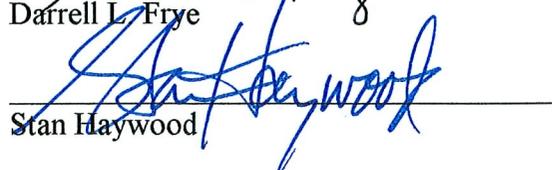
The Board asked Mr. Townsend to obtain information, evaluate the property and prepare additional information to present at the Commissioner's retreat in March.

Closed session on this topic ended at 6:58 p.m.


J. Harold Holmes, Chairman


Darrell L. Frye


Phil Kemp


Stan Haywood


Amanda Varner, Deputy Clerk to the Board

Approved: February 1, 2010

Unsealed 9/7/10