

**Pleasant Grove City
City Council Meeting Minutes
Work Session
November 1, 2022
4:30 p.m.**

Mayor: Guy L. Fugal

Council Members: Dianna Andersen
Brent Bullock
Cyd LeMone
Todd Williams

Staff Present: Scott Darrington, City Administrator
Daniel Cardenas, Community Development Director
Deon Giles, Parks Director
Kara Kresser, Planning Assistant
Tina Petersen, City Attorney
Neal Winterton, Public Works Director
Denise Roy, Finance Director
Kyler Brower, Assistant to the City Administrator
Sheri Britsch, Library and Arts Director
DaSheek Akwenye, Recreation Director
David Packard, Human Resources Manager
Britt Smith, Police Department Captain

Excused: Eric Jensen, City Council Member
Kathy Kresser, City Recorder

The City Council and staff met in the Community Room, 108 South 100 East, Pleasant Grove, Utah.

4:30 P.M. WORK SESSION

Mayor Guy Fugal called the meeting to order at 4:30 p.m. and welcomed those present. He thanked Council Member Bullock for filling in at the last City Council Meeting and further commented that all need to use their microphones when speaking, so all can be heard.

- a. **Discussion Regarding the Indoor Composting, Timpanogos Special Service District (“TSSD”).**

City Administrator, Scott Darrington, introduced TSSD’s District General Manager, Rich Mickelsen, to present additional information on indoor composting, as the Council members and staff had now visited and evaluated various indoor composting sites. Mr. Mickelsen introduced

Aqua Engineering Staff Engineers Brad Rasmussen and Wade Stinson, who were assisting TSSD with the project.

Mr. Stinson reported that currently, TSSD Solid Waste is dewatered and transported off-site to the landfill. In 2020, TSSD processed approximately 195 tons of solids by dewatering the material to about 14% solids, which is hauled off to a landfill. He projected that in 2023, there will be more than 230 tons of biosolids to mitigate or move. In the future, the plans include adding a thermal drying process that will handle up to 100% of their capacity, and if authorized, adding a process to compost about half of the solids' capacity.

Composting is considered beneficial because:

- A large amount of green waste would no longer be sent to the landfill;
- The composting process produces sustainable biosolids and nitrogen; and
- The end product is better, having increased water retention and higher fertilizer levels when put into the ground.

Mr. Stinson explained that there are challenges with composting. The traditional method of composting involves placing rows of biomaterials and green waste out in the open, leading to odor, increased moisture in the environment, and wind issues. Furthermore, in order to compost efficiently, the temperature needs to be maintained correctly. Recognizing those past challenges with odor, they have researched and devised methods and options to address and resolve the odor issue. TSSD proposes to use an "in-vessel" composting process that removes all uncontrollable factors by creating a sealed structure where air, temperature, and odor are controlled. This is a far better process. Mr. Stinson displayed photos of various composting plants and stated that the Mariposa plant, which they visited, uses a biofilter that scrubs the air clean of odors. He provided a schematic of their four-year master plan that identifies where the dewatering process is performed and the locations to be potentially used in the future for composting and thermal drying processing.

Mr. Rasmussen provided additional detail on the processing using a breakout view of the white dewatering building. He explained that sludge from the dewatering process is put in a bell press to smash the water out of it. This process reduces the amount from 1% to 14% solids. The proposed thermal drying process would then use conveyer belts to take the solid waste to a thermal drying area where the material would be reduced to 90% into a powder-dry form. He commented that some farmers will use that product directly. What, is missed, however, in that process is the use of green waste. With in-vessel composting, they will be able to mix the green waste with the biosolids to be placed into individual bins that will capture the odor.

To fully understand the process, he briefly discussed the role of oxygen in waste management (anaerobic and aerobic waste). A sustainable ecosystem is formed when bacteria present in the solid waste is provided with a source of oxygen and becomes self-sustaining by being able to take in food and replicate (aerobic waste). Those biosolids are mixed with green waste in the composting process. If deprived of oxygen, the biosolids develop odor (anaerobic waste). He explained that each of the proposed bins will contain air tubes to provide oxygen for the bacteria, which reduces the odor.

TSSD plans to initially have seven bins where the material will be kept for seven days. This number would take care of about 50% of capacity. He also noted that the composting process benefits the environment. The amount of natural gas used in thermal drying to evaporate the water out of the system is reduced because of the decreased amount of product being processed. In addition, green waste is utilized with composting. Once the material has been in the bins for seven days, it is considered stable. He concluded that there are multiple ways to control odor and commented that they would likely use a variety of different approaches.

Mr. Mickelsen was asked by Mayor Fugal about the capital outlay to put the system in place. He responded that the cost will be \$670 million in total, based on four phases. The proposal for the dryers alone is \$60 million and possibly \$30 million for the structures. He thought the cost of the composting would be in the \$25 million range. If the City allows them to do internal composting, they want to build both the thermal drying and composting portions at the same time. If not approved, they would do the drying and hold the composting as an option for the future.

Council Member Williams asked what happens to the material after the seven days. He was informed that the material is stored for 20 days and then screened and sold to the public. The discussion then turned to green waste and its availability. The green waste is currently stored outdoors and is ground up by Tucker Landscaping. Mr. Mickelsen stated that they had a discussion about how to best get the green waste safely to the facility during the construction periods and stated that they are speaking with Tucker Landscaping who does the grinding to possibly have them grind it and bring it to the plant. There was discussion about fees and the public response.

Mayor Fugal stated that the Council needs to give staff direction regarding going forward. Council Member Williams stated that the concept is great and addresses recycling green waste. He was in favor of the concept. Council Member Andersen stated that when considering that the development contemplated for property across the freeway and having smelled disagreeable odors at the developments visited, she was torn between the unknown possibility of smell and fear about the development. Mr. Mickelsen recognized the struggle and stated that odor is an individual response. He noted that they currently have an efficiency rating of 98%, which means that 2% odor may be noted. If the City Council does not approve the composting, they will still do the drying where the odors will be less than composting.

Administrator Darrington asked which part of the process produces the most odor. Mr. Mickelsen stated that composting comes from brewing. When it goes anaerobic, it smells. With their thermal drying process, the odor is captured. Methane gas will be sold back to the grid making it renewable energy. Their process will not give off the odors noted at Mariposa. If approved, this will be the largest facility doing biosolids and green mulch in the United States. He noted that there is always a risk of odor should equipment fail or something catastrophic takes place.

Council Member Andersen asked what happens if they approve the agreement and there is an odor problem in five years. Mr. Mickelsen stated that they do not want to spend money on structures that do not work. He stated that they are 95% confident that no odor will come through and reviewed the various options available to address the odor issue. There was discussion regarding possible issues that could cause failures such as the end products and their use and how to reach an agreement on what will be considered a tolerable, but measurable, level of odor. Mr. Mickelsen

noted that if there is a measurable toleration level agreed upon and failure occurs, the City should be able to take corrective action. It was noted that when there was a problem previously, a different management group was in place and there had been no agreement about odor remediation. In addition, TSSD is currently using odor sensors along the fence lines.

Public Works Director, Neal Winterton, stated that TSSD is asking for an amendment to the Settlement Agreement. There is likely room in the Agreement to include a Stop Order if defined odor levels are not maintained. Along with that, action could be taken by the City. He considered 95% to be an acceptable standard. He noted that the District Board runs the risk of putting money up for the project with the understanding that under certain circumstances, failure would mean halting the process. Negotiations can be used to protect the City and its residents. He commented that Tucker Landscape's process of making mulch is not odorless. There was discussion regarding the use of sensors.

In response to a question from Council, City Attorney, Tina Petersen, clarified American Fork City's role in the process. She reported that the City, as Citizens for Clean Air and Progress ("CCAP") for purposes of the litigation, sued the District. American Fork City was part of the CCAP organization and has a say in the matter. In addition, there were others who were part of the group, however, if Mark Robinson still has the authority as Manager, he can sign for them. After some discussion and Council agreement, Mayor Fugal asked staff to draft a Settlement Agreement to bring back for review and discussion.

b. Discussion on Project Updates.

Administrator Darrington reported that Public Works Director, Neal Winterton; Parks Director, Deon Giles; and Recreation Director DaSheek Akwenye would provide updates on projects funded within the last 1 to 1 ½ years.

Director Winterton reported on the following:

- **100 East Project.** The County has retained a Contractor who has an open-ended bid. The City is currently reviewing the County's response to the City's Agreement. They have been advised that construction is to begin in the Spring but he will be speaking directly with the contractor to ensure that the project is completed before June 2023 in time for Strawberry Days.
- **13th West Connection to North County Boulevard Project.** Has a start date of mid-November. The State will install a traffic light to the south of the doTERRA Campus at 1300 West, which was in the process of being coordinated. He noted that the City's project is much larger than the State's work and they asked the State to expedite the process. If the road is connected and the signal is not in place, the road will be barricaded.
- **1300 East Project.** Nearly all property negotiations had been completed. The project was expected to be out for bid before Christmas. Construction was to start in the Spring.
- **The 2600 North Project.** Right-of-way discussions were being finalized. There were challenging issues that may require the use of eminent domain. Effort was being made to resolve the issue without pursuing that option.

- **Other Public Works Projects (funded from other sources).** Projects contemplated include the Veterans Memorial Sidewalk, the City Hall and Library parking lots, and the 400 East Site for Safe Route to School Projects.
- **Discovery Park Path.** The path was incomplete due to inaction on the part of a contractor. He noted that the area is small and narrow making it a difficult project. They had been in negotiations with the contractor but never entered into a contract. The project was not expected to be completed this year as it is too large for City staff to complete but too small to be highly desirable for a contractor to take on.
- **The Battle Creek Restrooms.** Have been bid out and are in process.
- **The 600 North Detention Project.** Nearing completion of the piping and the box.
- **Well Cleaning.** The work was ongoing. The hope was that it will be done within the next few weeks so that the pump can be tested to determine capacity and flow rate. Director Winterton acknowledged that it does not normally take this long but they did a second round of cleaning as recommended to ensure that the cleaning was adequate. It was noted that it is a very delicate process.
- **ADA Allocation.** Has been used as needed.

Director Giles reported on the following:

- **The 600 North Detention Area.** The area is being graded with irrigation and sod to be installed next spring unless permitted by weather earlier.
- **Anderson Park Improvements.** Funding was available for work around the Pavilion and near the subdivision but adequate staffing was not available to complete the work.
- **The Discovery Park Tennis and Pickle Ball Courts.** Close to being finished. The fencing is up and the nets were installed earlier in the day. The final pressure washing was scheduled and some fence painting has been done. If the caulking is dry it could potentially be open this weekend. The courts were currently locked. Signs were to be posted this week. Ribbon-cutting issues were raised. It was decided that the courts would be opened, with a Ribbon Cutting to come later.
- **Cemetery Irrigation System.** A pre-bid meeting was to be held on November 22, 2022. The project was expected to be ready for bids by November 30, 2022.
- **The backhoe replacement.** On backorder.
- **Discovery Park Playground Equipment.** Funds were budgeted to complete the project but after conducting additional research it was determined that the equipment was still covered by a good warranty. They were working with Surface America, who installed the surface, who were having staffing issues. The work window has since passed, so work was to be done in March or April of 2023 as a warranty item.

Mayor Fugal reported that due to time constraints, Director Akwenye's report would be continued.

c. Staff Business.

Staff Business will be continued to the regular meeting.

ADJOURNMENT

MOTION: At 5:33 p.m. Council Member Williams moved to ADJOURN the Work Session. Council Member Bullock seconded the motion. Council Member Andersen seconded the motion. Council Members vote: Dianna Andersen, Yes; Brent Bullock, Yes; Cyd LeMone, Yes; Todd Williams, Yes. The motion passed unanimously.

The City Council Work Session minutes of November 1, 2022, were approved by the City Council on November 22, 2022.


Kathy T. Kresser, MMC
City Recorder



(Exhibits are in the Recorder's office.)