



METROPOLITAN SERVICE DISTRICT

6400 S.W. CANYON COURT PORTLAND, OREGON 97221 (503) 297-3726

METROPOLITAN SERVICE DISTRICT BOARD

MSD Office
6400 SW Canyon Ct.

February 8, 1974
2:00 P.M.

- I. MINUTES
- II. PRESENTATION OF BARTLE-WELLS ASSOCIATES SOLID WASTE FINANCIAL REPORT - VOLUME II
- III. SUMMARY REVIEW AND COMMENTS REGARDING COR-MET SOLID WASTE ENGINEERING REPORT - FINAL REVIEW COMMENTS
- IV. PRIVATE INDUSTRY SOLID WASTE PLAN RECOMMENDATIONS
- V. SOLID WASTE PROGRAM PLANNING SCHEDULE - INFORMATION
- VI. MSD CONSULTANT SELECTION PROCEDURE
- VII. PROCEDURES FOR SITE SELECTION - ZONE CHANGES
- VIII. SPECIAL RESOLUTIONS
- IX. NEW BUSINESS



METROPOLITAN SERVICE DISTRICT

6400 S.W. CANYON COURT PORTLAND, OREGON 97221 (503) 297-3726

February 1, 1974

TO: Metropolitan Service District Board
FROM: MSD Staff
SUBJECT: Staff Report for February 8, 1974 MSD Board Meeting

Presented to the Board for transmittal, information, and recommended action are the following items:

Page

- | | |
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| 1 | I. MINUTES |
| | Action - <u>Approval</u> |
| 15 | II. PRESENTATION OF BARTLE-WELLS ASSOCIATES SOLID WASTE FINANCIAL REPORT - VOLUME II |
| | Action - <u>Accept</u> report and <u>direct</u> staff to obtain review and comments at the earliest date. |
| 16 | III. SUMMARY REVIEW AND COMMENTS REGARDING COR-MET SOLID WASTE ENGINEERING REPORT - FINAL REVIEW COMMENTS |
| | Action - <u>Approve</u> review comments and <u>authorize</u> staff to transmit to COR-MET for integration into the final engineering report. |
| 26 | IV. PRIVATE INDUSTRY SOLID WASTE PLAN RECOMMENDATIONS |
| | Action - <u>Accept</u> the report and <u>authorize</u> staff and COR-MET to review <u>this</u> proposal and return to the Board on February 22, 1974 with a letter report containing specific recommendations for the MSD Board. |

Page

- 27 V. SOLID WASTE PROGRAM PLANNING SCHEDULE - INFORMATION
 Action - None at this time.
- 29 VI. MSD CONSULTANT SELECTION PROCEDURE
 Action - Approve selection procedure
- 32 VII. PROCEDURES FOR SITE SELECTION - ZONE CHANGES
 Action - None - Information
- VIII. SPECIAL RESOLUTIONS
 Action - Approval
- IX. NEW BUSINESS

I. MINUTES

The following pages contain the minutes of the Board meeting of January 11, 1974. The staff recommends approval of the minutes.

II. PRESENTATION OF BARTLE-WELLS ASSOCIATES SOLID WASTE FINANCIAL
REPORT - VOLUME II

The MSD Solid Waste Financial Plan Volume II pre-final submittal will be provided to the Board at this meeting. The staff recommends the Board accept the report and direct staff to obtain review and comments at the earliest date.

III. SUMMARY REVIEW AND COMMENTS REGARDING COR-MET SOLID WASTE
ENGINEERING REPORT - FINAL REVIEW COMMENTS

The attached pages include comments on the last COR-MET Solid Waste Plan submittal compiled by MSD staff in the past several weeks. We have scheduled that these review comments if acceptable to the Board be transmitted to COR-MET. Therefore, the staff recommends approval of these review comments and authorize integration by COR-MET into the final report.

MSD SOLID WASTE PLAN

FINAL ENGINEERING PLAN REVIEW

CHAPTER 12 - APPENDICES H AND I

A. General - The general reaction of this chapter on reclamation and reuse of secondary materials is that it provides very good basic information for realistic reclamation of wastes within the region. In addition, both the MSD-TAC and CAC indicated the recommendations could be reworded in a clearer and stronger fashion. The concern primarily is that they were buried within the chapter.

B. Specific

Page 12-16	Note "includes 30% acceleration" is not specific (unclear).
Page 12-20	Table 29 Column 2 - (tons/week) - Is that for all MSD and should it be tons/year?
Page 12-22	First paragraph - seemed to be unclear to some readers. Primary concern centered around kinds of materials discussed.
Page 12-24	First and second paragraphs - again some confusion as to materials these cost values are discussing.
Page 12-24	Fifth paragraph - give estimated BTU value.
Page H-13	Third paragraph - fourth line "...abundance of hydroelectric power..." seems to be an inappropriate statement as a result of our power shortage this winter.
Page H-14	Table H-5 - Note that this excludes Portland, reference table number for Portland area organizations.
	#3 - Note that this is now under DEQ (update).

Page H-24 First line - "City of Portland" add: In conjunction with DEQ.

Page H-41 Table H-11 - explain why it is more expensive/mile on shorter haul distances.

Page I-2 Fourth paragraph - explain how much in percentage or tons/year is industrial scrap and shipment into this area.

CHAPTERS 2, 13 THROUGH 18; APPENDICES J THROUGH P

- A. General - The Engineering Solid Waste Plan has received some varied comments that will be placed in this discussion in nearly as possible as they have been received by MSD staff.

"The scope of the planning program limits have been drawn in the wrong places. This program should have included solid waste collection optimizations and should have been allowed to develop a program for home separation. Further, the mandate by DEQ (State) at the inception should have stated clearly that a pure landfill solution after some date (1985) would be totally unacceptable."

"The optimizations developed by this plan with the constraints defined for mid-1973 are very good. However, rapidly changing conditions beyond our control may cause inaccuracies as far as long ranged solutions are concerned. The heavy stress on energy systems may prove to be inaccurate. Further, in the future labor may be an excess quantity while energy may not."

"The report and appendices are very complete and the recommended systems appear to be well described and documented. It is believed that the system, or parts of the system, can be implemented within the time frames suggested and the implementation schedules will coordinate with the present practices and plans of the City of Portland Solid Waste Disposal Program. However,

there may be some suggested changes in the number and location of milling and transfer stations as detail is developed and the financial plan becomes available."

"The cost per ton of refuse processed would appear to be much higher than indicated in the report. This would indicate that the economics of as many transfer stations as are listed in the report are not valid. These costs are excessive and we would have some serious doubt as to whether the people will accept them.

"If this plan is to be implemented, we feel it would take some modification to include a reduction in the number of transfer stations.

"We also believe that the Durham site location and cost should be looked at hard before installation. If Washington County needs a site, it would not be the Durham site, it would be one of the other two first. \$400,000 is too much to spend on development of a site that will only last two years and is so close to an existing site. Rossmans site that has lasted some four years now, has some eight years left and it did not cost that to develop. The site should also be more centrally located.

"More consideration should be given to private ownership of these facilities. Historically, private enterprise is more efficient than government. The engineering plan pretty well assumed the facilities would be operated by MSD and it assumed that the proposed landfills could be acquired. This is not necessarily so. Some of the people who proposed sites had in mind operating the site themselves."

B. Chapter 2 - Following are some specific comments on Chapter 2.

"The report conclusions and recommendations were not presented in a style that would generate enthusiasm and support for the program. Also the report appears to project "landfills forever" with whatever incidental benefits that might accrue from resource recovery and recycling. Chapter 2 should be rewritten to: 1) present something other than landfills after 1980 or 1985; 2) play up advantages that could be realized by implementing the plan, especially the positive, planned progression away from landfilling; and 3) acknowledging that certain information must be gathered and approvals must be obtained before new disposal sites may be established."

"In Chapter 2, there is a section related to the 'basic planning data.' In this section, estimations of future solid waste generation are presented in figures listed to the nearest ton. It seems more reasonable to express these figures in terms of a range of values, in conjunction with an estimate of the accuracy of the projection. Listing figures to the nearest ton tends to raise some questions about the methods and/or accuracy of the projections, for it seems nearly impossible to be so precisely accurate."

Page 2- 10 and 2-11 Identify or differentiate references to "stationary" and "steel wheeled mobile" compactors.

Page 2-13 Third paragraph - change word "log" to "long".

Page 2-14, Figures 24-30 and 34 Tables 17-14, 17-18, 17-44, 17-45, 17-46, 17-48, Appendices L-31, N-2, N-3, N-4, 0-28, 0-30, 0-29	}	All references to <u>St. Johns</u> should have preferred spelling to include the "s".
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Page 2-15 First paragraph - change word "part" to "park".
Page 2-15 Eighth paragraph - further explain this recommendation.
Page 2-16 First paragraph - This statement implies completion of St. Johns in three years.

C. Chapter 13 -

"In Chapter 13, there are several things that might be looked at. It was stated that 'No attempt was made to project inflationary increases for labor, construction costs, or operating expenses.' While we realize that this sort of projection is difficult to make, it seems prudent to attempt to project such increases if even in a conservative sense. There is most likely a backlog of data accumulated over the years, so that one could apply some 'average' value of inflation for the various elements mentioned. While this is, of course, subject to error, it would be better than no projection at all. Cost-benefit analysis which do not incorporate such projections often seriously overlook the possibilities of cost overruns of a large magnitude.

"It was also stated in Chapter 13, that the "capital costs developed for the urban transfer station consist of site development and building, equipment, and engineering and contingency costs. Building costs were based on floor area, at an estimated unit cost of \$2.00 per square foot. This unit cost included structures, equipment foundations, scale pits, heating and ventilation, lighting, and plumbing. An additional unit cost of \$1.25 per square foot based on the total site area was added to represent site development costs. These figures seem a bit low. Substantiating data should be provided for these estimated cost units, perhaps by citing figures for recently constructed buildings of a similar nature.

"Chapter 13, also stated that 'labor costs include one compactor operator and one laborer for every two compactors, and one weigh-master, clerk, truck driver, and supervisor per shift.' This seems to be a bit 'staff heavy' in that the supervisor's duties are not clear. Is this person a 'working supervisor' who can fill-in on the various other positions required, or is this supervisor purely administrative? Could not one person possibly cover the clerical and supervisory roles? The same questions are applicable to the supervisors mentioned regarding the milling and baling stations."

Page 13-13 First paragraph - 6 and 7 lines - Explain why there is no savings.

D. Chapter 14 - (Possibly Appendices K and L)

"What was the basis for projections of costs for various site/transfer configurations? How were Durham and Ciple adopted as Washington County sites and at what point in the plan formulation/cost analysis procedure were these included as sites? It turned out that Durham, Ciple and Pumpkin Ridge were the only Washington County sites seriously considered and these were included in all of the cost evaluations. The Durham site should be put in proper perspective as a potential and desirable land reclamation benefit that could accrue revenue provided groundwater contamination problem could be overcome."

"The Cipole site, although industrially zoned (MA-2, Intensive Manufacturing-Production District), is within an area that will be restudied by the Washington County Planning staff for subsequent action by the Board of Commissioners concerning all industrially zoned land in the County, developed and undeveloped. The purpose of the study is to bring the industrially zoned land in the County into balance with the Comprehensive Framework Plan and policies.

"The adopted Comprehensive Framework Plan identifies the Cipole site as with the Natural Resource Area. The completion of the industrial land study will determine whether the site will be rezoned to conform to the existing Plan designation, or remain in its present classification. The study is scheduled for completion by July 1974. The site is also subject to flooding, and the soil is characterized as having an extremely high permeability.

"The Old Pumpkin site is also designated on the Comprehensive Framework Plan as within the Natural Resource Area, except for a small southerly portion of the site near North Plains. The subject site is zoned GFU-38, General Farm Use District, except for the small southerly portion which is zoned AF-5, Agriculture and Forestry District.

"The General Farm Use District is an exclusive agricultural district, whose purpose is to promote the orderly, harmonious development of the County by preserving prime agriculture and farm use lands from inappropriate development and to preserve the essential environmental characteristics and economic value of these open land areas as exclusive agriculture and farm use lands. Particular attention is directed to both primary and secondary impacts of uses or actions which may significantly reduce the agricultural or farm use state of the environment for future generations. This exclusive farm use district was provided to fulfill the legislative purpose and requirements set forth in Chapter 503, Oregon Laws, 1973 (Senate Bill 101), relating to exclusive farm use zones. Because of the nature and governing regulations covering the GFU-38 District, sanitary landfill use is excluded from this district under any condition."

"The Washington County Planning Department in conjunction with Public Works is currently preparing a detailed study of the Durham site in determining future alternative uses for the County owned gravel pits.

"The MSD proposal for use of a portion of the Durham site for a solid waste milling-transfer station and landfill conforms to one of the alternative uses considered for reutilization of the site."

E. Chapter 15

Page 15-4	Fourth paragraph - The DEQ has requested all interim reports prepared by COR-MET under special condition section of the MSD/DEQ contract be included as an additional appendix.
Page 15-5	Second paragraph - An error in dates on line 2 and 3.
Page 15-18	Add at top of page "Regional Alternatives Cont'd".
Page 15-39	Alternative "A" instead of "C".

F. Chapter 16

G. Chapter 17

Page 17-9	Third paragraph - Explain why 10 year replacement life is realistic.
Page 17-21	Table 55 - Explain what revenue can be expected from reclaiming Durham pits that would offset the capital expended.

H. Chapter 18

"In Chapter 18 decibel levels in the range of 75-90 dB are projected near the mill in conjunction with the noise created in the milling operation. Although ear protectors have been suggested for the workers in the milling area, further information from OSHA should be requested regarding the possible need for the design improvement in regards to noise-attenuation in the engineering of the required equipment. Ear protectors are generally regarded as a "last resort" type of measure of a temporary type."

I. Appendices J through P

Appendix L	Why was the Herb Frank site in Washington County not considered as a potential site?
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IV. PRIVATE INDUSTRY - SOLID WASTE RECOMMENDATIONS

It is expected from indications at the last MSD Board meeting that private industry within the area will present some amendments to the MSD Solid Waste Engineering Plan. The staff recommends the Board accept the report and authorize staff and COR-MET to return to the Board on February 22, 1974 with a letter report containing specific recommendations for the MSD Board.

V. SOLID WASTE PROGRAM PLANNING SCHEDULE

The attached schedule describes coming events for the MSD Board in regard to solid waste management planning. No action is suggested at this time, however, the Board should recognize that in order to achieve solid waste plan adoption and additional funding from the state by July 1974, this schedule must be maintained.

PROPOSED SCHEDULE
MSD SOLID WASTE ACTION

December 14, 1974	Receive final engineering plan submittal from COR-MET
January 11, 1974	MSD Board Meeting <ul style="list-style-type: none"> . Receive financial plan from Bartle-Wells . Approve consultants contract - Phase II, Part 1 . Approve MSD/CRAG Agreement - Phase II, Part 1 . Approve MSD/DEQ Agreement - Phase II, Part 1
February 8, 1974	MSD Board meeting <ul style="list-style-type: none"> . Complete review Phase I COR-MET report. Submit changes to COR-MET . Review procedures to seek zone changes for solid waste sites . Receive private industry input regarding Solid Waste Plan. . Receive Phase I Bartle-Wells submittal of the Financial Plan
February 22, 1974	MSD Board special meeting <ul style="list-style-type: none"> . Complete review of Bartle-Wells report - Submit changes to Bartle-Wells . Receive Solid Waste Plan approval by DEQ, authorize staff to disperse remaining funds.
March 8, 1974	MSD Board meeting <ul style="list-style-type: none"> . MSD Board approves the Solid Waste Plan and authorizes dissemination to public.
March 9, 1974	Solid Waste Television Show
March 13, 1974	Solid Waste Tabloid completed
March 15, 1974	Solid Waste Slide Show #3 completed
March 22, 1974	MSD Board special meeting <ul style="list-style-type: none"> . First hearing to adopt Solid Waste Plan
Week of March 17 and 24, 1974	Local public hearings for final plan adoption.
April 12, 1974	MSD Board meeting <ul style="list-style-type: none"> . Second hearing Solid Waste Plan adoption.
April 1974	Emergency Board submittal for remaining Phase II planning funds.

VI. MSD CONSULTANTS SELECTION PROCEDURE

The attached procedure for consultant selection is present for your review. The staff recommends approval of the selection procedure.

METROPOLITAN SERVICE DISTRICT
CONSULTANT SELECTION PROCEDURE

1. The MSD staff will develop the project work statement, budget, and schedule along with a statement of need for consultant services.
2. The staff prepared work statements will be reviewed by the Technical Advisory Committee and recommendations will be given to the MSD Board.
3. After approval of project by the MSD Board, the staff will write a request for proposal (RFP) to selected consultants (not exceed fifteen). The RFP will include a brief description of the work statement and schedule and will invite them to
1) submit resumes, 2) list of any outside subconsultants normally used, 3) list completed and current projects, 4) state availability for the project, and 5) describe how the project will be handled.
4. The MSD staff will study the responses received and select several of the consultants determined most suited for the project. Those consultants will be rated per table I and selected in order of preference. The MSD staff will submit results to the MSD-TAC along with a work statement, schedule, and budget.
5. The MSD-TAC will select three consultants for interview and perform interviews and rerate per Table I.
6. The MSD-TAC will select one consultant and one alternative and recommend the selections to the MSD Board.
7. The MSD staff will negotiate consultant budget, work scope and schedule. In addition, the staff will prepare ordinance and MSD/consultant agreement and submit to the MSD Board for approval.
8. The MSD Board will approve the selection and adopt ordinance and agreement.

METROPOLITAN SERVICE DISTRICT
CONSULTANT SELECTION FORM

Please score the consulting firm on a scale from low 1 to high 5 as you feel his performance rates on the following list of items.

NAME OF FIRM: _____

(200) Weighted Points = Factor X Score

	1	2	3	4	5	Factor	Weighted Points
1. Background of firm in the type of work	—	—	—	—	—	6	—
2. Background and experience of firm's staff members who would be assigned to the job.	—	—	—	—	—	6	—
3. Approach to the accomplishment of a project	—	—	—	—	—	5	—
4. Size of job in relation to firm size	—	—	—	—	—	4	—
5. Availability	—	—	—	—	—	4	—
6. Ability to justify and sell ideas	—	—	—	—	—	4	—
7. Ability to do the work locally	—	—	—	—	—	3	—
8. Ability of consultant to supply all of the major disciplines necessary to perform the work	—	—	—	—	—	2	—
9. Accurace of the firm in estimating time requirements	—	—	—	—	—	2	—
10. Accurace of firm in estimating cost requirements	—	—	—	—	—	2	—
11. Consultants present work volume	—	—	—	—	—	1	—
12. Dollar value of work for MSD during the past three years	—	—	—	—	—	1	—

CONSULTANT SELECTION MEMBER NAME _____

TITLE _____

ADDRESS _____

DATE _____

VII. PROCEDURES FOR SITE SELECTION - ZONE CHANGES

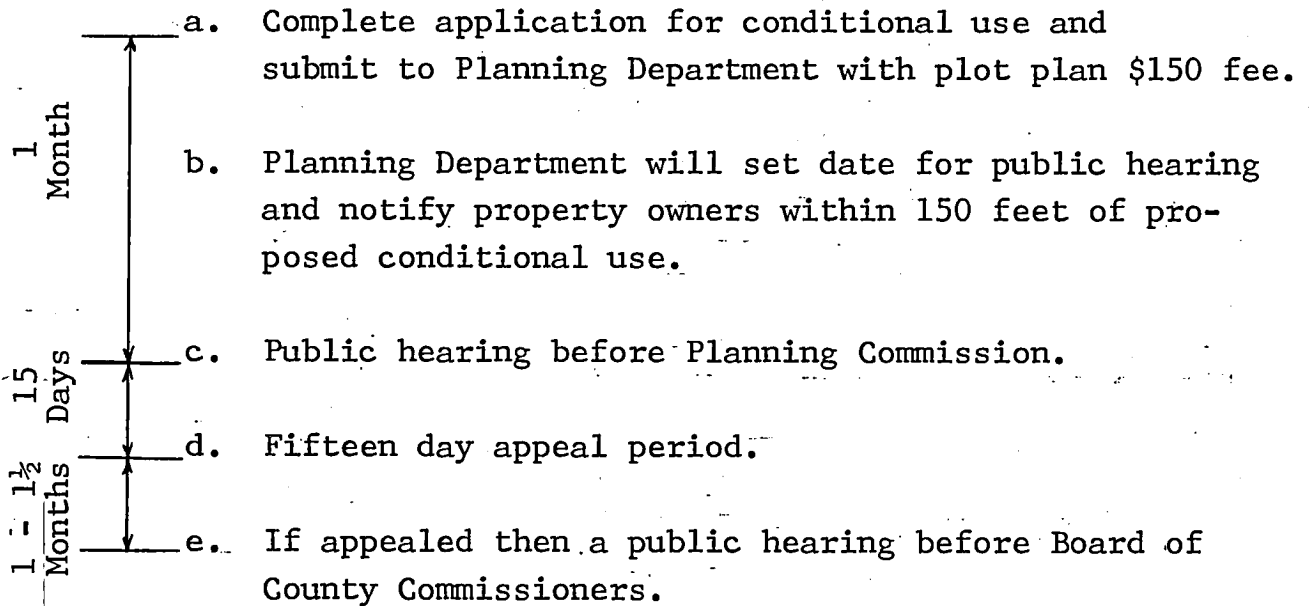
The staff has compiled the attached procedures and other documents that will assist the staff in obtaining conditional use permits for transfer processing centers and sanitary landfill sites. This is provided for your information and no action is recommended.

METROPOLITAN SERVICE DISTRICT

ZONE CHANGE PROCEDURES

Clackamas County

1. Select site.
2. Site can be located in any zone.
3. Request conditional use



METROPOLITAN SERVICE DISTRICT

ZONE CHANGE PROCEDURES

Washington County

A. Conditional Use

1. Select site
2. If property is within zones B, MA, AF-10 or AF-5 a conditional use is required.
 - a. Complete application for conditional use and submit to Planning Department with \$150 fee, plot plan.
 - b. Planning Department will set date for public hearing and notify property owners with 500 feet of proposed conditional use.
 - c. Public hearing before Planning Commission.
 - d. Appeal period - 10 days

B. Zone Change - Conditional Use

If the site is not located within zones B, MA, AF-10 or AF-5 then a zone change must be obtained along with a conditional use. In obtaining a zone change the same procedures are followed as with a conditional use permit except a second public hearing is held before the Board of County Commissioners.

Costs: Zone Change	\$150.
Conditional Use	<u>150.</u>
Total	\$300

It should be noted that the county is in the process of revising their procedures. Therefore, the above procedures could be changed.

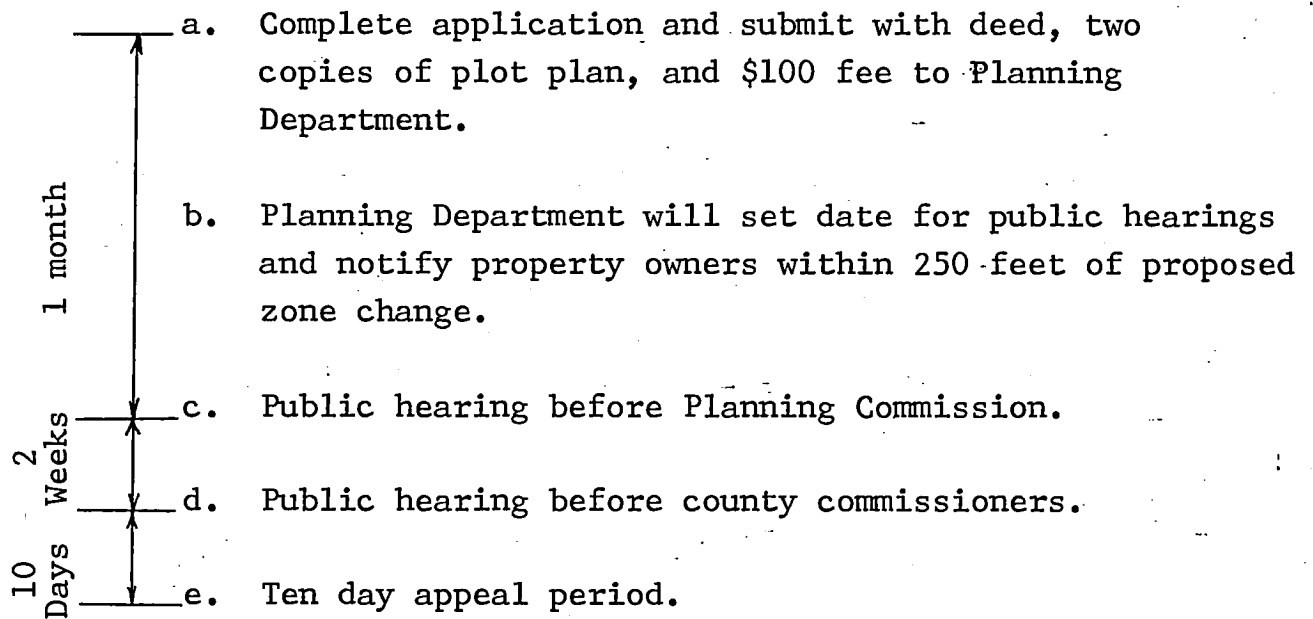
Total time required - 2 to 3 months.

METROPOLITAN SERVICE DISTRICT

ZONE CHANGE PROCEDURES

Multnomah County,

1. Select site.
2. If site is zoned M-1 a zone change is not necessary.
3. If site is zoned other than M-1 a zone change is required.
4. If zone change required:

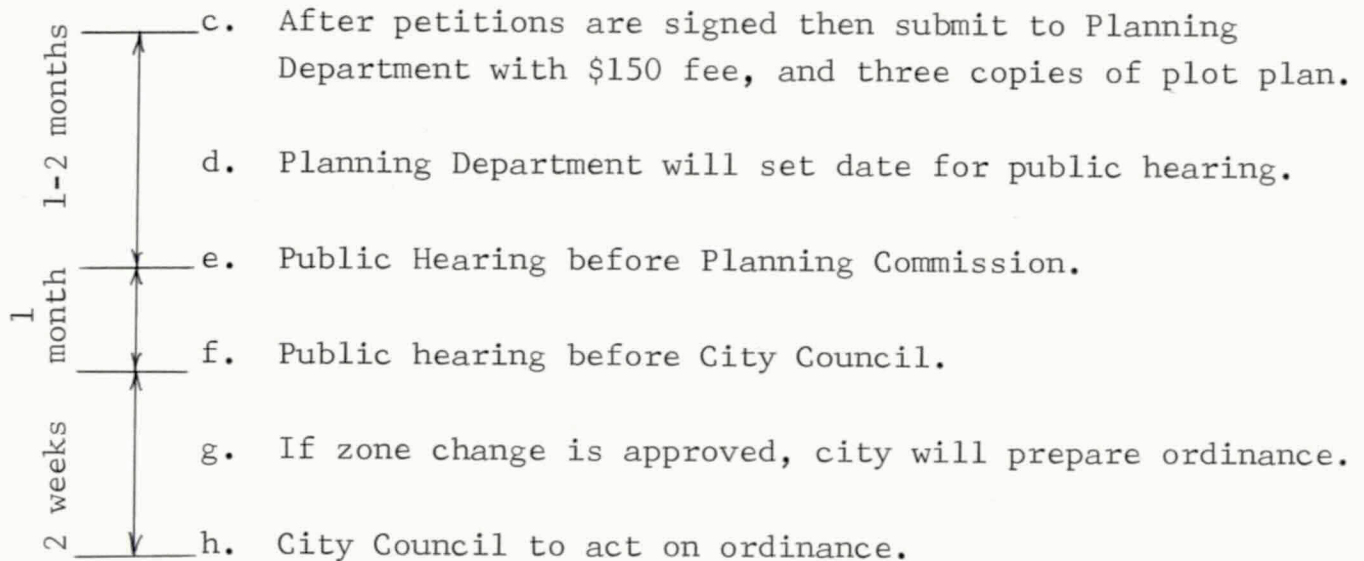


METROPOLITAN SERVICE DISTRICT

ZONE CHANGE PROCEDURES

City of Portland

1. Select site.
2. If site is zoned M-2 then a zone change is not necessary.
3. If site is zoned other than M-2 a zone change is required.
4. If zone change required:
 - a. Complete zone change information sheet and submit to Planning Department.
 - b. Planning Department will prepare petition indicating area to obtain signature



- i. Ordinance must be accepted by petitioner and recorded.