



**Work Session Meeting Agenda
2 Park Drive South, Great Falls, MT
Gibson Room, Civic Center
July 18, 2023
5:30 PM**

The agenda packet material is available on the City's website: <https://greatfallsmt.net/meetings>. The Public may view and listen to the meeting on government access channel City-190, cable channel 190; or online at <https://greatfallsmt.net/livestream>.

Public participation is welcome in the following ways:

- Attend in person.
- Provide public comments in writing by 12:00 PM the day of the meeting: Mail to City Clerk, PO Box 5021, Great Falls, MT 59403, or via email to: commission@greatfallsmt.net. Include the agenda item or agenda item number in the subject line, and include the name of the commenter and either an address or whether the commenter is a city resident. Written communication received by that time will be shared with the City Commission and appropriate City staff for consideration during the agenda item, and, will be so noted in the official record of the meeting.

CALL TO ORDER

PUBLIC COMMENT

(Public comment on agenda items or any matter that is within the jurisdiction of the City Commission. Please keep your remarks to a maximum of five (5) minutes. Speak into the microphone, and state your name and either your address or whether you are a city resident for the record.)

WORK SESSION ITEMS

1. Great Falls Solid Waste Study - Mark Juras
2. Court Relocation Update - Tom Hazen and Tony Houtz.

DISCUSSION POTENTIAL UPCOMING WORK SESSION TOPICS

ADJOURNMENT

City Commission Work Sessions are televised on cable channel 190 and streamed live at <https://greatfallsmt.net>. Work Session meetings are re-aired on cable channel 190 the following Thursday morning at 10 a.m. and the following Tuesday evening at 5:30 p.m.

Wi-Fi is available during the meetings for viewing of the online meeting documents.

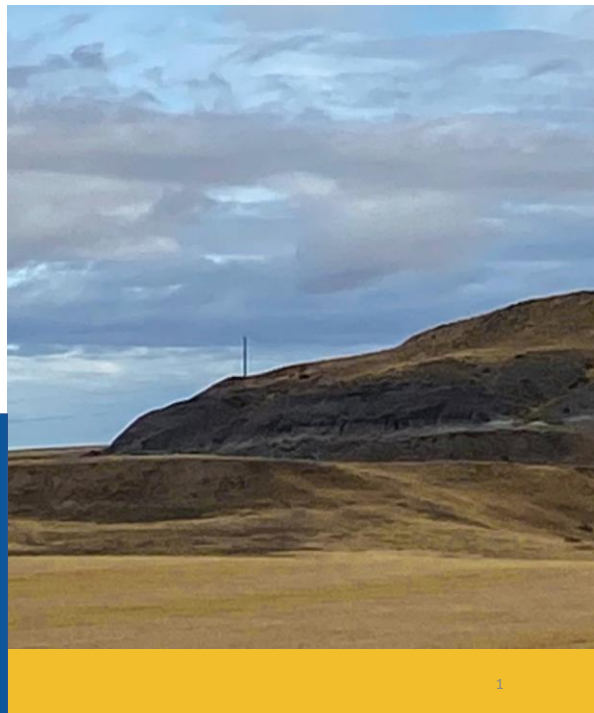
UPCOMING MEETING SCHEDULE

Work Session -- Tuesday August 1, 2023 5:30 p.m.

Commission Meeting -- Tuesday August 1, 2023 7:00 p.m.



Great Falls Solid Waste Study



Agenda

1. Project Introduction & Background
2. Evaluation Methods
3. Evaluation Conclusions & Recommendations

Question/ Request for City Commission

- Does this evaluation provide you with the information needed for a decision on a long-term solid waste management direction for the City of Great Falls?
- Discussion of recommended decision?

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Project Introduction

Today:
Residents and businesses within the City of Great Falls currently have two options for solid waste (garbage) collection.

Option
1

City of Great Falls (CoGF)
Solid Waste Collection –
Disposal at High Plains
Landfill

Updated with FY23 data

18,591
customers
within city
limits, 84.8%

Option
2

Republic Services Solid Waste
Collection – Disposal at High
Plains Landfill

3,333
customers
within city
limits, 15.2%

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Why is the City Considering Future Changes in Solid Waste Management & Disposal?

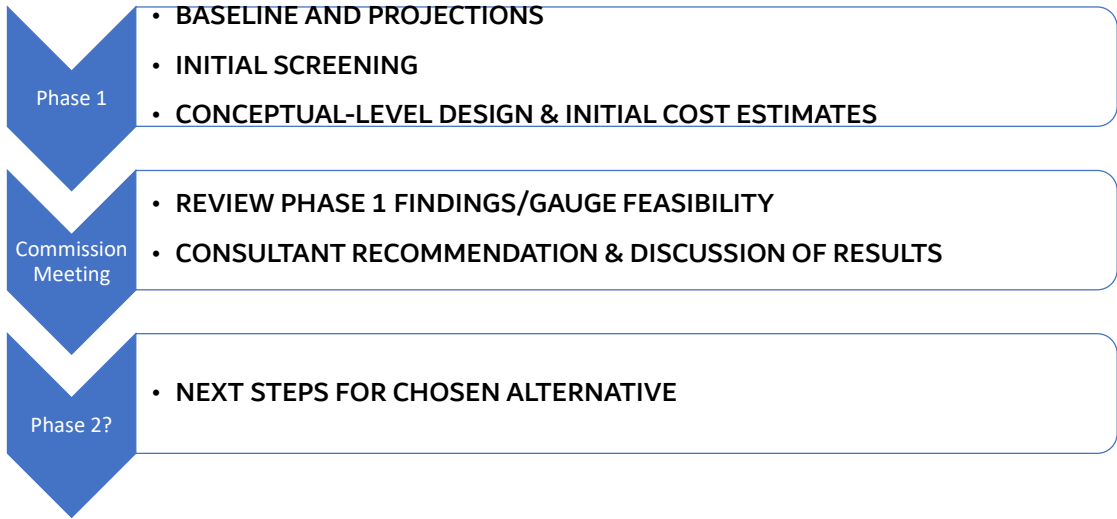
- The High Plains Landfill, owned and operated by Republic Services, is the only current feasible option for the City.
- Republic Services took over ownership of the landfill in 2018.
- High inflation is causing disposal cost increases - the City is unable to control inflation and relative cost increases so decided it was prudent to explore if other options are available.

Looking to the Future

The City will use this study to inform the selection of the best long-term solid waste management and disposal system for the City of Great of Falls.

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Scope of Study – Phase 1



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Landfill Solid Waste Per-Ton Costs Since 2017

Year	Landfill Cost (\$ per ton)	Annual Percent Change
2017	\$25.61	N/A
2018	\$26.64	4%
2019	\$27.35	3%
2020	\$27.98	2%
2021	\$28.37	1%
2022	\$30.31	7%
2023	\$32.00	6%
Initial term of the current Solid Waste Disposal Agreement runs through December 20, 2024, will automatically renew, with up to two 5-year extensions. Inherent risk if City goes into the 1 st 5-year extension & inflation remains high		

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WWTP-Related Solid Waste Landfill Costs 2017-2022

Year	Landfill Cost (\$ per ton)	Annual Percent Change
2017	\$14.43	N/A
2018	\$14.78	2%
2019 (Jan-Oct)	\$15.17	3%
2019 (Nov-Dec)	\$27.35	80%
2020	\$27.98	2%
2021	\$28.37	1%
2022	\$29.39	4%

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Project Status: Update on Background Data Findings

▶ Consultant team performed review of background data and prepared population and disposal tonnage forecasts for Counties shown:

Population Forecast (Baseline)

Location	2020	2025	2030	2060
City of Great Falls	60,442	62,867	65,390	82,801
Rest of Cascade County	21,134	21,982	22,864	28,952
Total Cascade County	81,576	84,850	88,254	111,753
Glacier County	13,706	14,256	14,828	18,776
Pondera County	5,911	6,148	6,395	8,098
Teton County	6,127	6,373	6,629	8,394
Lewis and Clark County	68,714	71,471	74,340	94,133
Meagher County	1,795	1,867	1,942	2,459
Judith Basin County	1,968	2,047	2,129	2,696
Fergus County	11,167	11,615	12,081	15,298
Chouteau County	5,731	5,961	6,200	7,851
Liberty County	2,455	2,554	2,656	3,363
Toole County	4,812	5,005	5,206	6,592
11-County Total	203,962	212,147	220,660	279,413



Surrounding Jurisdictions and Potential Partners

Peer to Peer Findings

Lewis and Clark County Landfill

South Central Solid Waste Authority

Wasatch Integrated Waste Management District

Northern Montana Joint Refuse District

Southern Idaho Regional Solid Waste District

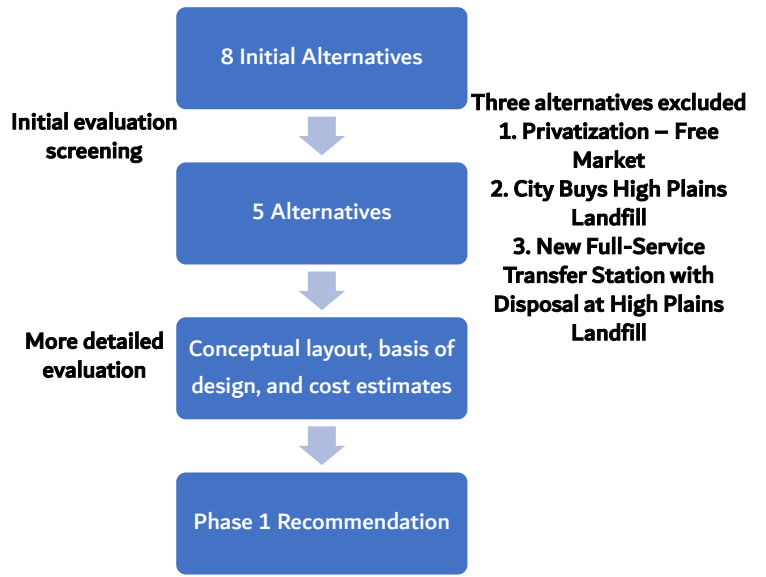
- Economies of scale
- Understand flow control legislation
- A technical and political presence is required
- Host fees
- Per one respondent: roughly, more than a 45-minute collection vehicle drive to a landfill warrants a transfer station

Locations of Existing Landfill & City Properties for New Potential Facilities



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Alternative Identification, Screening, and Evaluation



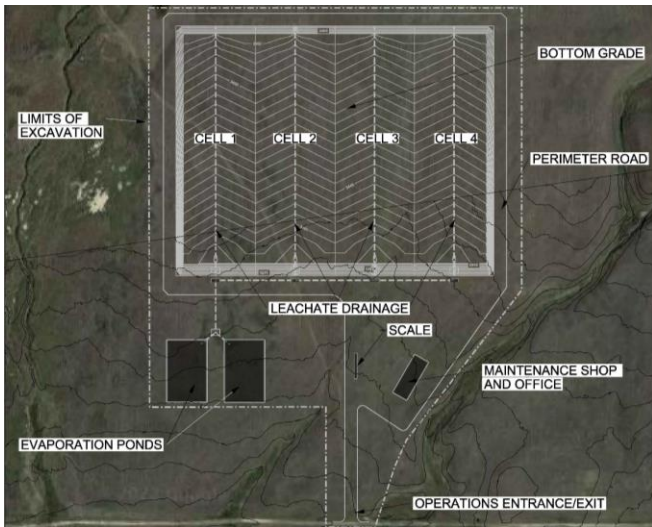
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Five Alternatives

Alternative	Elements of the System		
	Collection	Transfer Station	Landfill
A. Status Quo	City or Republic Services	None	City is customer at Republic Services' High Plains Landfill
B. Privatization - Contract or Franchise	City ceases collection and negotiates or issues RFP for collection services on behalf of customers	None	City agreement with Republic Services for disposal at High Plains Landfill
C. City Developed Landfill	City or Republic Services, with added option to self-haul to transfer station under C.1.	C.1 New City-Owned Transfer Station (self-haul customers only) C.2 No Transfer Station	New CoGF-developed landfill at the 160-acre CoGF-owned parcel
D. Develop Regional Waste Management Authority/Solution	City and Republic Services within Great Falls; collection outside decided by other jurisdictions	D.1 New City-Owned Full-Service Transfer Station (self-haul and collection vehicles) D.2 No Transfer Station	D.1 Another jurisdiction runs the landfill D.2 CoGF runs the landfill or operations could be contracted to private operator
E. Lewis and Clark Landfill & New Transfer Station	City or Republic Services	New City-Owned Full-Service Transfer Station (self-haul and collection vehicles)	Lewis & Clark Landfill

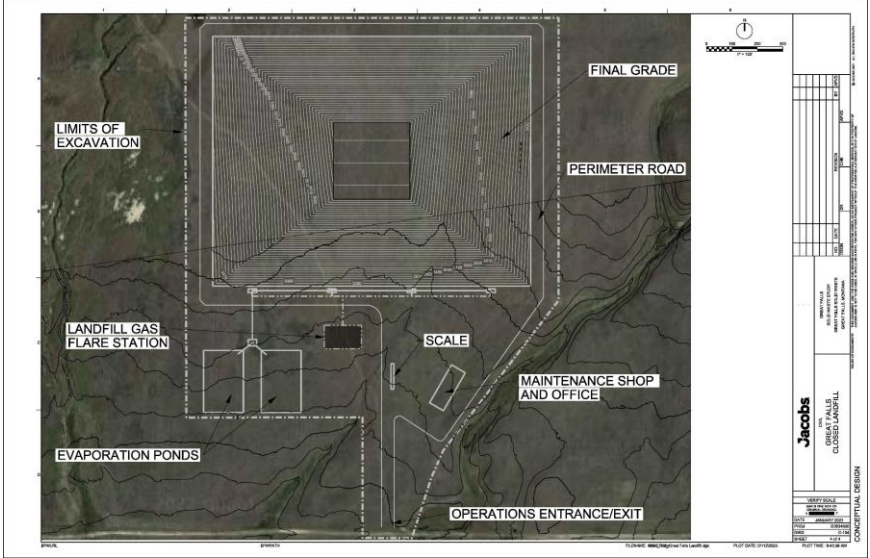
* Great Falls could include the rest of Cascade County as appropriate.

Location & Initial Concept Layout of Potential Landfill



- Sized for a 30-year life cycle (2030 to 2060) with room for growth.
- Total capacity is 4 million cubic yards.
- 4 cells, each approximately 7 acres for a total of 28 acres, built in approximate 7- to 8-year increments. Total length is approximately 1,250 feet by 980 feet.

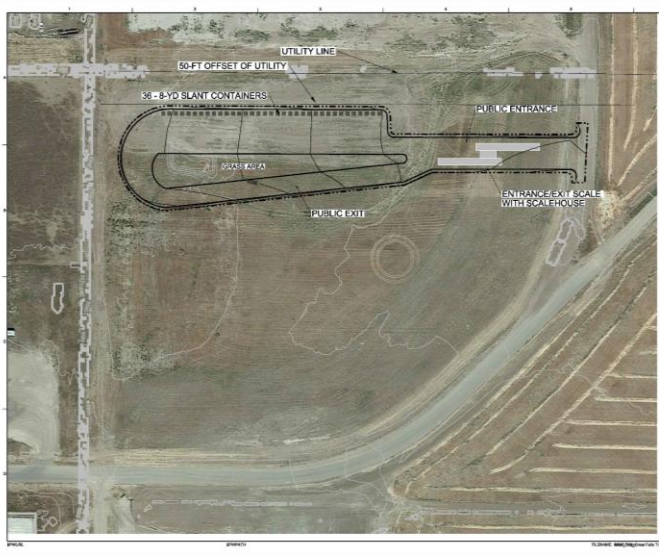
Initial Concept Layout of Landfill at Closure



- Final cover has a top deck of 300 square feet.
- Maximum elevation of 3,663 feet. (approximately 200 feet above existing ground) that slopes down at a 3 horizontal:1 vertical ratio.

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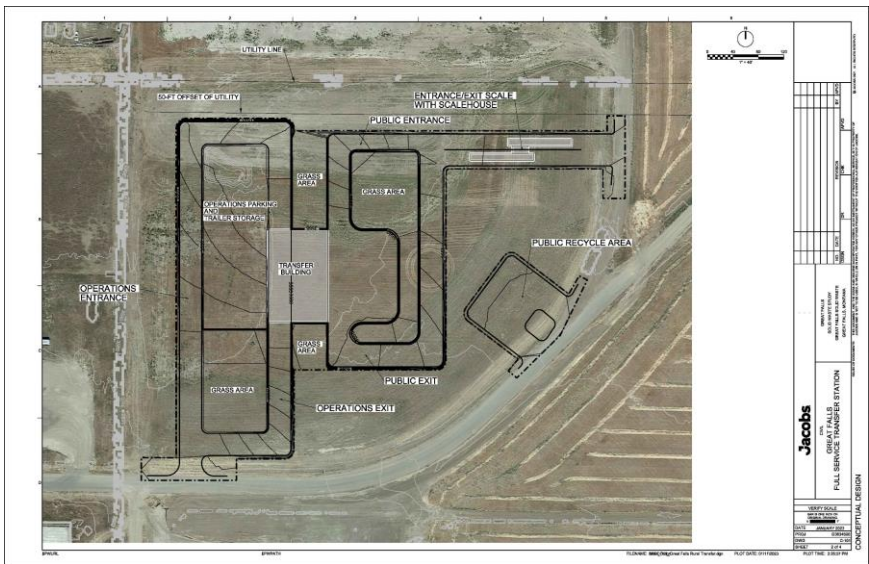
Location & Initial Concept Layout of Potential Self-Haul Transfer Station



- Concept includes space for 36 8-cubic yard front-load containers.

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Initial Concept Layout of Full-Service Transfer Station



- Average daily capacity of about 240 tons; peak daily is 480-tons.
- 8 self-haul and 3 commercial delivery stalls.

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Summary of Per-Ton Cost Estimates (March 2023 \$)

Item	Alternatives						
	A, Status Quo	B, Private	C.1, New City LF	C.2, New City LF, no SH TS	D.1, Waste Man. Authority, LF elsewhere	D.2, Waste Man. Authority, City LF	E, L&C Landfill
Total Cost Per Ton	\$32.00	\$32.00	\$50.50	\$43.50	\$80.40	\$39-\$43*	\$71.60

* Dependent on volume of incoming waste from other jurisdictions, host fees, and if self-haul deliveries are accommodated at the landfill.

L&C = Lewis and Clark; LF = landfill; Man. = Management; NA = not applicable; SH TS = self-haul transfer station

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Estimated Change in Residential Collection Rate (March 2023\$)

Item	Alternatives						
	A, Status Quo	B, Private	C.1, New City LF	C.2, New City LF, no SH TS	D.1, Waste Man. Authority, LF elsewhere	D.2, Waste Man. Authority, City LF	E, L&C Landfill
96-gallon Residential Rate Required for Added Disposal Cost ^a	\$15.00	\$15.00 ^b	\$17.40	\$16.50	\$21.20	c	\$20.00
Increase	\$0.00	\$0.00	\$2.40	\$1.50	\$6.20		\$5.00
Percent Increase	0.0%	0.0%	16.0%	10.0%	41.3%		33.3%

^a Assumes added disposal is applied to all residential and commercial rates on a cost-of-service basis.

^b Best estimate is status quo. See Section 7.1 for potential risks and benefits of privatization.

^c Dependent on amount of waste from other jurisdictions, host fees, and if self-haul deliveries are accommodated at the landfill.

Alternative B

Privatization - Contract or Franchise

Pros/Benefits

- One City-service that can be effectively eliminated.

Cons/Risks

- City has less negotiating potential.
- Many benefits that would be lost if City stops its collection operations such as: control of service levels and customer service, valuable operational knowledge.

Alternative C.1

Developing a new City landfill and a self-haul transfer station in the City

Pros/Benefits

- Appears to be a feasible long-term strategy.
- Control over the City's long-term disposal costs.
- Increasing competition for disposal services.
- Potential partnering for economies of scale.
- Likely would be popular with residents.

Cons/Risks

- Requires new expertise to manage or operate a new landfill.
- Customer reaction to 16 percent rate increase.
- Cost uncertainty.
- Liability associated with developing a new landfill.

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Alternative C.2

Developing a new City landfill without a self-haul transfer station in the City

Pros/Benefits

- Same as listed for C.1 except not as much benefit for CoGF residents (no self-haul transfer station).
- Less cost than C.1.

Cons/Risks

- Same as listed for C.1 except not as much benefit for CoGF residents (no self-haul transfer station).
- Customer reaction to 10 percent rate increase.

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Alternative D.1

Develop waste management authority, build New City-Owned Full-Service Transfer Station (self-haul and collection vehicles) and truck to an out-of-county landfill

Pros/Benefits

- Technically feasible (assuming disposal agreements can be secured).

Cons/Risks

- Cost would be quite high.
- Additional \$50 per ton.
- Monthly collection cost increases in the 40% range.

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Alternative D.2

Develop waste management authority, no City Transfer Station, build City landfill that regional partners use

Pros/Benefits

- Similar to C, but additional economies of scale due to regional partners.
- Potential host fees.

Cons/Risks

- Requires regional partners willingness to truck solid waste from a transfer station located in their community.
- Actual details and costs dependent of future discussions and agreements with partner jurisdictions.

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Alternative E

Lewis & Clark Landfill &
New Transfer Station

Pros/Benefits

- Assuming CoGF can secure disposal agreements, this would be technically feasible.

Cons/Risks

- Cost would be quite high. Would cost an additional \$40 per ton.
- Estimated 33.3% monthly collection cost increase.

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Conclusions

- CoGF has a number of feasible future waste management strategies that it could pursue.
- Based on the conceptual cost estimates in this study, **all of the strategies would likely cost more than the current system.**
- The new landfill would provide the CoGF with more control over its long-run cost of disposal but would result in an **estimated 10-16 percent increase** in monthly collection costs.
- There are many uncertainties related to landfill development that could result in estimated costs being higher than what can be estimated at this time.

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Phased Recommendations

Today

Rest of 2023

2024 & Beyond

Today

1. Continue City collection operations
2. Explore other disposal options for WWTP/WTP biosolids

2nd Half of 2023

1. Assess nearby cities and towns' interest in potential use of a New City Landfill
2. If an additional 50,000-100,000 tons per year can be secured, determine if City wants to explore further.
3. Detailed review of City contract with Republic Services to identify improvements
4. Negotiate contract changes **prior to end of December 2024** (automatic contract extension)

2024 and Beyond

1. If City decides to move forward, advance regional discussions and advance conceptual engineering to confirm landfill development assumptions and improve the accuracy of long-term capital and operating costs for a new City landfill.
2. Will require perhaps re-negotiating Republic contract to align with the projected opening of the new landfill.

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Question/ Request for City Commission

- Does this evaluation provide you with the information needed for a decision on a long-term solid waste management direction for the City of Great Falls?
- Discussion of recommended decision?

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Adjourn

Questions?

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hello.

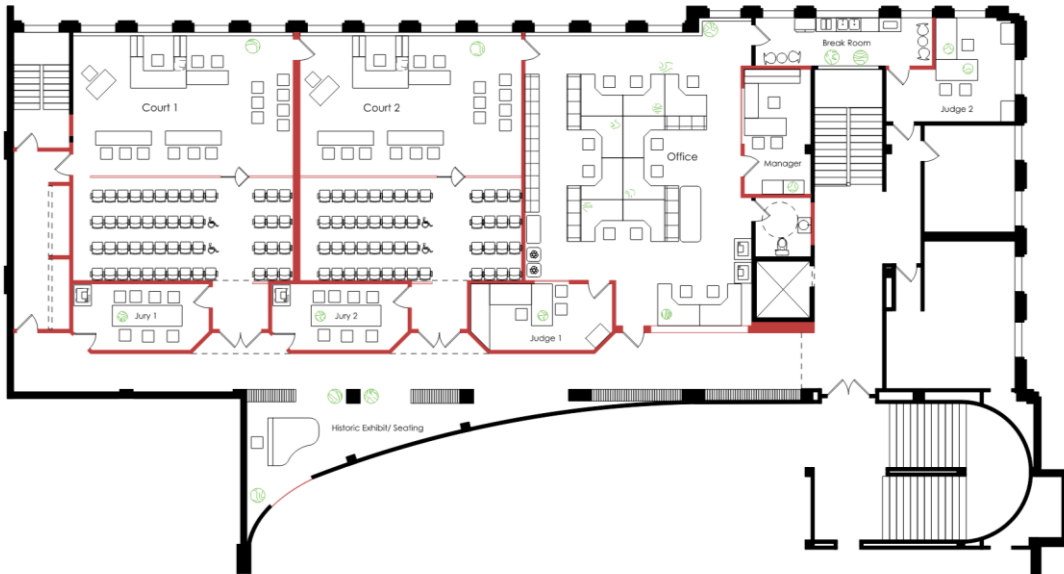
City Courts

July.2023

Cushing
Terrell

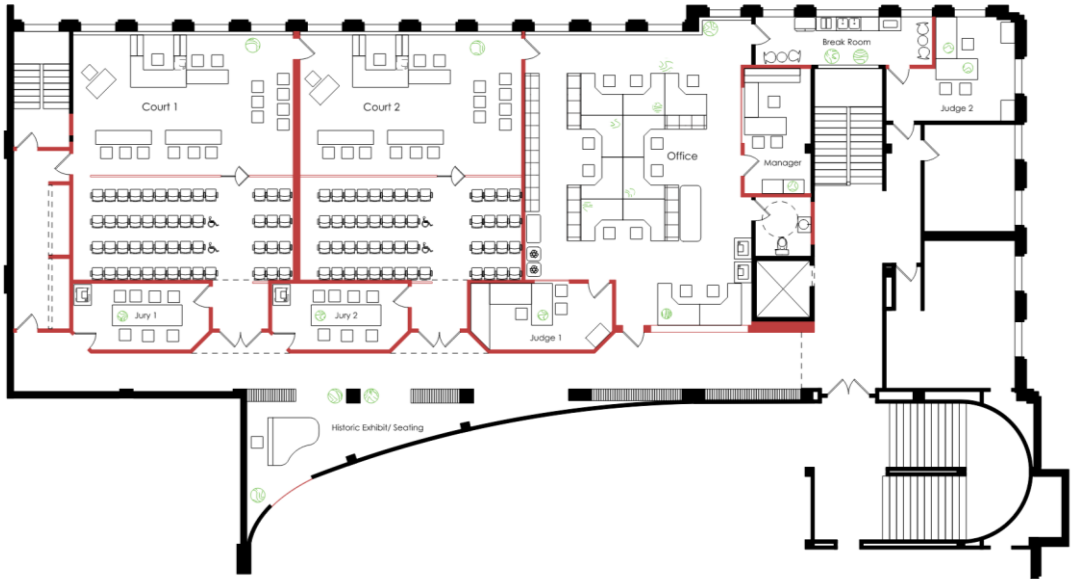


Original Missouri Room Option

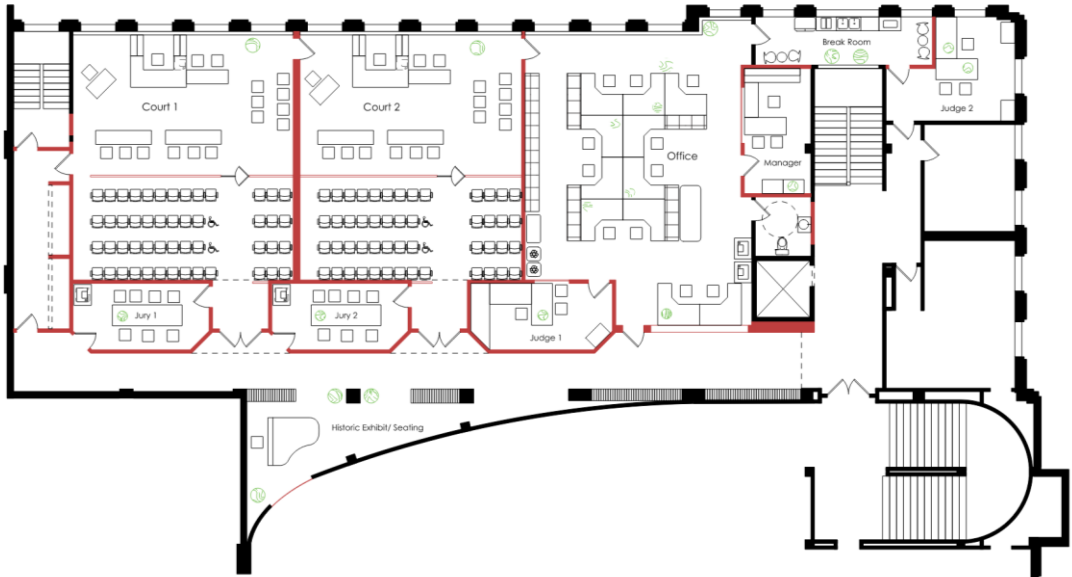


City Courts Plan Layout

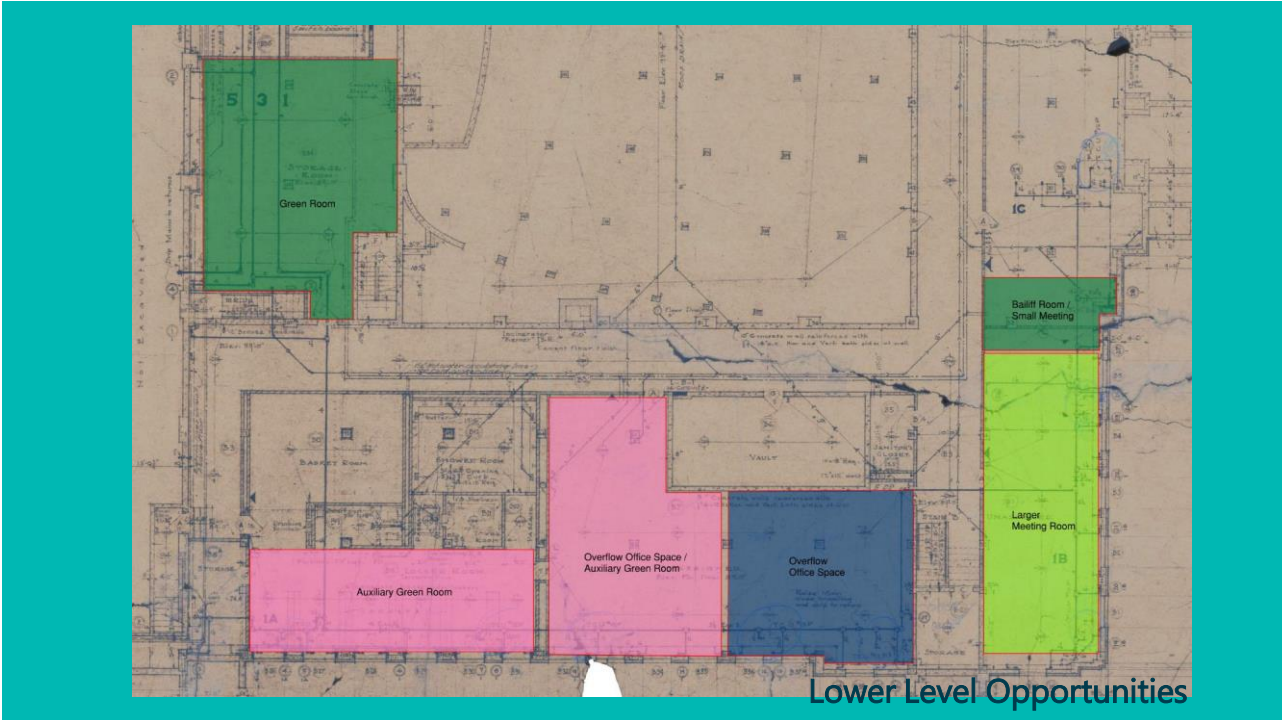




City Courts Plan Layout



City Courts Plan Layout



Opinion of probable cost

Cushing
Terrell

C. Building Allowances - Missouri Room

Div 1 General Conditions/Demo	6,200	SF	@	\$49.75	SF	=	\$	308,450		
Div 2 Demolition	6,200	SF	@	\$14.67	SF	=	\$	90,954		
Div 3 Concrete	0	SF	@	\$38.92	SF	=	\$	-		
Div 4 Masonry	0	SF	@	\$21.25	SF	=	\$	-		
Div 5 Metals	6,200	SF	@	\$17.90	SF	=	\$	110,980		
Div 6 Wood and Plastics	6,200	SF	@	\$56.14	SF	=	\$	348,068		
Div 7 Thermal and Moisture Protection	6,200	SF	@	\$11.68	SF	=	\$	72,416		
Div 8 Doors and Windows	6,200	SF	@	\$16.75	SF	=	\$	103,850		
Div 9 Finishes	6,200	SF	@	\$104.79	SF	=	\$	649,698		
Div 10 Specialties	6,200	SF	@	\$1.78	SF	=	\$	11,036		
Div 11 Equipment	1	LS	@	\$450,000.00	EA	=	\$	450,000		
Div 14 Conveying System	0	ST	@	\$45,000	ST	=	\$	-		
							\$	2,145,452	\$ 346.04 SF	
MECHANICAL/ELECTRICAL										
Div 15a Plumbing	6,200	SF	@	\$6.20	SF	=	\$	38,440		
Div 15b HVAC	6,200	SF	@	\$61.75	SF	=	\$	382,850		
Div 16a Electrical	6,200	SF	@	\$20.23	SF	=	\$	125,426		
Div 16b Safety/Security/Data	6,200	SF	@	\$14.53	SF	=	\$	90,086		
							\$	636,802	\$ 102.71 SF	
State Gross Receipts, Asbestos Abatement, Soft Costs, Network Cabling, and Sound System							\$	435,000		
Building Construction								\$	3,217,254	LS \$ 518.91 SF

opinion of probable cost



hello

