

Town and County of Nantucket Select Board • County Commissioners

Jason Bridges, Chair
Matt Fee
Kristie L. Ferrantella
Dawn E. Hill Holdgate
Melissa Murphy



16 Broad Street
Nantucket, Massachusetts 02554

Telephone (508) 228-7255
Facsimile (508) 228-7272
www.nantucket-ma.gov

C. Elizabeth Gibson
Town & County Manager

AGENDA FOR THE MEETING OF THE SELECT BOARD APRIL 25, 2022 - 4:00 PM REMOTE PARTICIPATION VIA ZOOM NANTUCKET, MASSACHUSETTS

Join Zoom Meeting

<https://us06web.zoom.us/j/81117977328?pwd=Y0ZHSmZQdHhKNIF5QXRJL3dMZIN1dz09>

Meeting ID: 811 1797 7328

Passcode: 940947

- I. LONG-TERM SOLID WASTE PLANNING WORKSHOP***
- II. ADJOURNMENT***



Town & County of
NANTUCKET, MA

Workshop on
Long-Term Solid Waste Management Planning
for Nantucket Island
Presented to the Nantucket Select Board
on Zoom and Open to the Public

25 April 2022



Town & County of
NANTUCKET, MA

*Solid Waste Management for Nantucket Island
Zoom Workshop on 25 April 2022*

Objectives for long-term solid waste planning

Protect public health and the environment consistent with

- Select Board Strategic Plan Goals for Environmental Leadership
- State and federal requirements (state Solid Waste Master Plan, MassDEP regulations, MassDEP moratorium on incineration, net zero carbon goals)

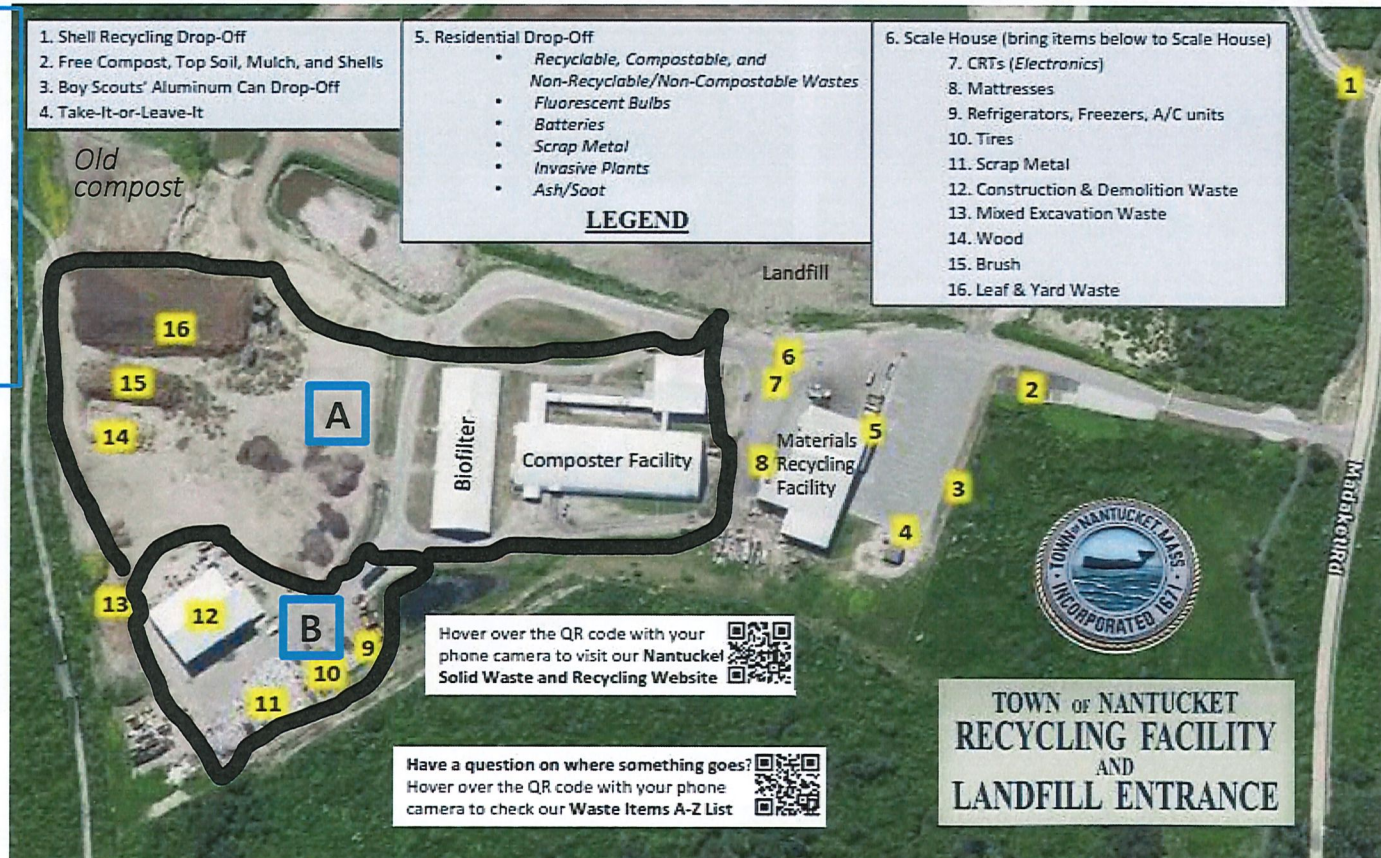
Make new arrangements to replace Waste Services Agreement (WSA) after November 30, 2025

- Recycling programs for materials collection and processing at the MRF
- **Composter for processing of organic solid waste**
- **Transfer station for handling C&D waste and NRNCs being sent to the mainland**
- Landfill for disposal of composter residuals
- New technology for processing waste plastics, NRNCs, other waste components
- Madaket Road site for handling yard waste, mixed excavation waste, **hard-to-manage wastes**, etc.



Madaket Road Site Facilities operated by Waste Options Nantucket(WON)

- Composter area (A)
- Transfer Station area (B)
- MRF/drop-off area
- Landfill (not shown)





Town & County of
NANTUCKET, MA

The Composter

*Solid Waste Management for Nantucket Island
Zoom Workshop on 25 April 2022*



CommonWealth
Resource Management Corporation



Town & County of
NANTUCKET, MA

*Solid Waste Management for Nantucket Island
Zoom Workshop on 25 April 2022*

The Construction & Demolition (C&D) Transfer Station



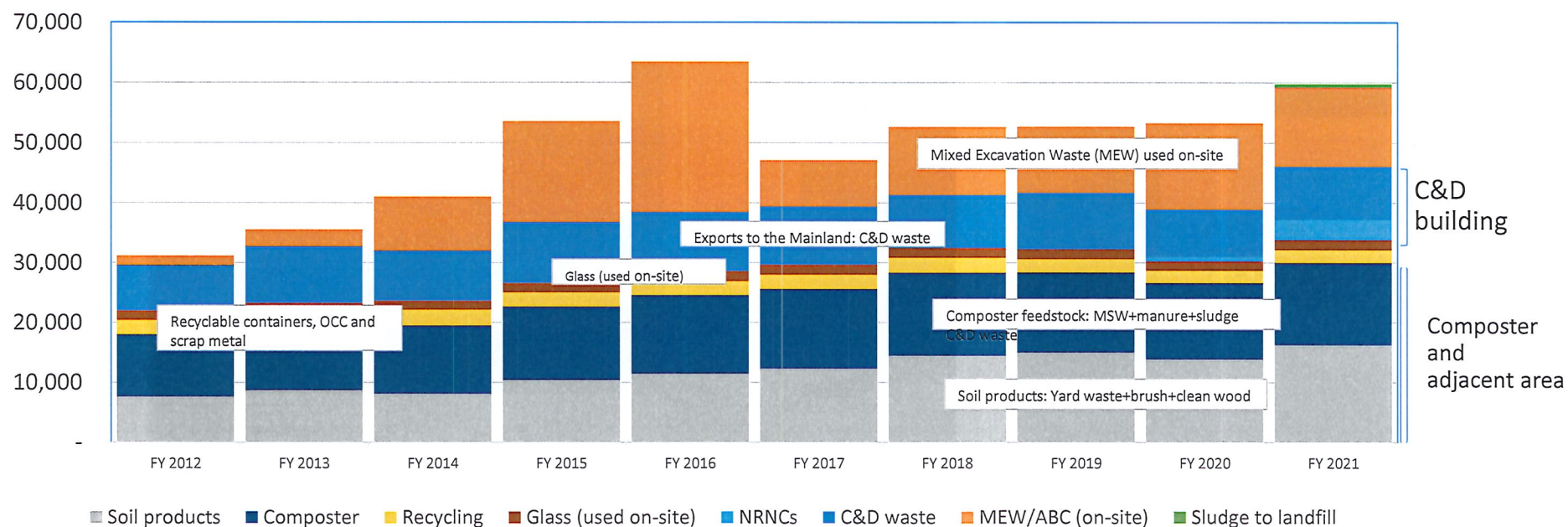
Hard-to-manage
waste



CommonWealth
Resource Management Corporation



Nantucket Solid Waste, tons per year, FY2012 to FY2021





Town & County of
NANTUCKET, MA

*Solid Waste Management for Nantucket Island
Zoom Workshop on 25 April 2022*

Workshop agenda

1. Should the Town buy the Composter?
2. Should the Town buy the Transfer Station?
3. What happens after the Town buys?



Evaluation and decision criteria

- Facility control: Owner controls upgrades, changes in technology, changes in operations, and alternative uses of assets when the system changes
- Fee control: Owner controls structure of charges for waste fees and form of operator fees
- Purchase cost: \$ 1M option for Composter, Fair Market Value for Transfer Station (appraisals needed)
- Functional value: Composter for organics, Transfer Station for C&D waste
- Residual value: Can use buildings for other waste handling tasks
- Purchase details: Scope of purchase, condition assessment, capital expenditure before Nov 2025
- Procurement: Terms for procurement of contract operator(s)
- Responsibilities: Owner oversees and pays for operations, maintenance, upgrades/capital projects
- Transitions: Existing staff to new arrangement, licenses, equipment leases, permit transfers
- Uncertainties: PFAS, mainland disposal markets, competition, technology, MassDEP, long-term costs
- Long-term costs: Being developed



Town & County of
NANTUCKET, MA

*Solid Waste Management for Nantucket Island
Zoom Workshop on 25 April 2022*

Staff recommendation

1. Buy and own both the Composter and the Transfer Station
2. Prepare to procure a contract operator (s)
3. Prepare to take control of:
 - Operations and maintenance (through the contract operator)
 - Capital expenses and upgrades
 - Changes in use
 - Changes in technology



Town & County of
NANTUCKET, MA

*Solid Waste Management for Nantucket Island
Zoom Workshop on 25 April 2022*

Next steps

- Authorize staff to prepare for the purchases
 - Secure specialty commercial appraisals/valuation of the facilities
 - Assess facility condition
 - Evaluate financing and ongoing costs after purchase
- Start negotiations on purchase details with Waste Options
 - Scope of purchases
 - Price
 - Timing
 - Transition arrangements
- Define post-2025 business terms and RFP for contract operators
- Prepare for Town Meeting votes on purchase, capital, etc.

Other slides



Town option to purchase the Composter

Per Waste Services Agreement (WSA), Amendment No.1, Item 4

“Waste Options, Inc., agrees that it will negotiate in good faith with the Town to extend the operation of the Agreement at the end of the 25 year period. If an agreement cannot be reached, the Town will have the option to purchase the facility for One Million (\$1,000,000) Dollars or fair market value, whichever is less

Per WSA Section 1.01, “Facility” is defined as

“... the Composting Plant and ancillary facilities, together with roadways, equipment and other improvements to be constructed by WON on the Site as contemplated by this Agreement, all equipment and vehicles used in connection therewith, and all modifications thereof, replacement; and additions thereto.”



Town & County of
NANTUCKET, MA

*Solid Waste Management for Nantucket Island
Zoom Workshop on 25 April 2022*

Pilot program on waste plastics

- Sent waste plastics to test facility in Concord, MA
- Made briquettes meeting gasification specs
- Awaiting results from similar test at a facility in Florida
- Supports concept of treating NRNCs and plastics on Nantucket s.t. MassDEP and Nat Grid approval

