

**Village of Haines Junction
Committee of the Whole Meeting Minutes – Landfill
February 7, 2024**

Present:
Mayor Tomlin
Councillor Strand
Councillor Charlebois
Councillor Nassiopoulos

Absent:
Councillor Maynes

CAO Fairbank, Public Works Manager Tracey

Materials distributed:

- RTC Landfill Operations Update – Feb 7, 2024
- RTC Landfill Regionalization Agreement Update – Feb 7, 2024
- Draft Interim Regional Waste Management Agreement Haines Junction
- RTC Public Engagements on Silver City Transfer Station – December 20, 2023

Call to Order

The meeting was called to order at 7:05 pm

Acknowledgement of Champagne and Aishihik First Nations Traditional Territory

Mayor Tomlin acknowledged that we are on the traditional territory of the Champagne and Aishihik First Nations

CAO Report – Landfill Operations

- The Operations RTC provides an update on what is happening at the landfill and what improvements are needed.
- This topic was last discussed at the October 24, 2023 Committee of the Whole meeting when Motion #290-23 was passed to take actions to limit concerns arising from out of region waste disposal and toxic materials being left at the facilitation while unattended. The following table provides an update on staff progress on these actions.

Landfill Operations Update	
Actions from Motion #290-23	Staff progress
1. Installation of a camera system	Initiated research into privacy concerns of having a surveillance camera system at a public facility. Installation of a camera system would be most efficient if included in the proposed layout changes
2. Tipping fees for commercial grubbing, stripping, and organics	Instituting tipping fees for grubbing, stripping, and organic materials will require a change to the Landfill Users Fee Bylaw. Due to the time of year, this has not yet become a concern. If directed by Council, staff can update the Bylaw with proposed fees based on the type of waste and the type of user.

3. Fee for disposal of end-of-life vehicles (ELVs)	<p>Pending Bylaw amendment, staff have placed a moratorium on accepting new ELVs at the landfill. This has raised concerns from local business, with whom staff have been in discussions on possible measures to balance business interest with liability concerns at the landfill.</p> <p>In addition, on January 24, 2024 Council passed Motion #22-24 <i>“THAT Administration explore the possibility of funding from YG for end-of-life vehicle disposition to explore options and opportunities for Haines Junction”</i> and Motion #21-24 <i>“Administration put forward to AYC that the topic of end-of-life vehicle disposition be added to the agenda for the next meeting.”</i></p>
4. Change hours of operation	<p>The landfill hours of operation have been changed and the facility to ensure that staff are on-site whenever the facility is open to the public. The new hours are from 9:00A.M. to 6:00P.M. Wednesday to Sunday. To date, no complaints about the hours of operation have been received by the Village office or staff.</p>
5. Institute right of refusal	<p>Right of refusal was passed to allow enforcement of the above restrictions pending the passage of an updated Bylaw and Policy.</p>

- Every 10 years the Village is required to update its Solid Waste Management Plan (SWMP). The most recent update was completed on December 15, 2023.
 - Executive summary is appended to back of RTC
 - The update recommended several changes that would require a substantial amount of ditching, berming and landscaping work over the coming years.
 - Changing the current casual position to a permanent position would provide required operational capacity.
 - Operating changes should be considered for inclusion in the 2024 VoHJ annual budget.
 - Changes to public “front side” of facility are recommended including additional drop off bins to limit access to the back of the landfill, changing the access road, and replacing the existing building.
 - Also recommended are to purchase a tub-grinder, glass crusher, mattress stripper and metal shredder/bailer, to explore the feasibility of curbside pickup, and the construction of a self-contained organic composting unit.

Discussion – Landfill Operations

- Installation of a camera system
 - This may be more efficient if included as part of the planning for the proposed layout changes at the landfill.
 - If we don’t get to changing the layout for some time, can we go ahead with the camera installation and move the cameras later if need be? After they are installed, moving the cameras will likely involve re-wiring.
 - Where would the cameras be located? In each separate cell, or just at the front? This may depend on the ultimate plan for the front, and if access to the back becomes much more limited, as is recommended, which would only require cameras at the front gate.
- Tipping fees
 - What are other Yukon communities doing with regards to tipping fees?

- We have information from Whitehorse and Watson Lake
- YG is trying to avoid having large disparities in prices between communities to avoid dump shopping.
- Most other communities haven't broken out user fees by type of user yet (e.g. commercial, institutional), but a couple have.
- Fees for end-of-life vehicle disposal
 - This is an issue for local business Source Motors – see letter appended to report.
 - Expect, with winter ending, that we will see an uptick in ELV disposal. We may want to bring draft fees bylaw forward by spring.
 - It would be helpful to know what other communities are charging. Billing may differ between communities if shipping/transportation distances are factored into disposal costs.
 - Our landfill has a backlog of years of accumulation of ELVs that have not been shipped out for disposal to catch up on.
 - Does the present moratorium on ELV disposal have legal teeth behind it? We have provided clear direction to staff to refuse vehicles, but can we legally stop anybody from dumping until we get a bylaw passed? Do we need the bylaw to enforce the rules we already have in place? A decision on whether to move forward with regionalization will be quite impactful on what the bylaw looks like.
 - Existing solid waste bylaw (the "Garbage Bylaw") has a statement in it that speaks to our right of refusal that provides staff with some authority to stop bad things from coming to the landfill if needed.
 - Pricing can differ for vehicles that have been prepped for disposal e.g. drained of fluids, and those that haven't.
- Change in hours of operation
 - Very few, if any, complaints received about the change in hours from users
 - Have staff experienced any impacts in their employment e.g. like a reduction in hours? No, if anything there has been a small increase in staffing requirements to have the facility staffed when the gates are open.
 - Are the changes intended to be year-round, or are we open to see what changes may be needed for the summer? From an operations standpoint, leaving the schedule as-is is preferred as it will create a lot of staffing challenges to go back to a 7-day work week. Users have also become accustomed to the new hours.
- Solid Waste Management Plan
 - With regards to the cost for making the changes that are recommended in the consultant's SWMP report, is YG offering any capital to make these changes? Would it come out of the VHJ budget? Note: the landfill isn't the Village's land. Can we negotiate funding to do the changes that are needed to comply with YG's standards for regionalization? The changes that the consultant recommends in the SWMP are changes that are at the back of the landfill we will have to pay for. YG has offered \$400,000 for capital or O&M for regionalization front-of-landfill changes.
 - Front design changes are being worked on by the same consultant that worked on our SWMP, which are related to regionalization. The design has a separate lane for commercial access, adds more binds to allow for increased public drop-off at the front

so people don't need to go into the back to drop things off, and there is room for a scale or gatehouse should we want one. There is also space for a new building (current building is nearing end-of-life). Most of the work is needed regardless of regionalization.

- Is there a requirement to monitor volume e.g. is a scale inevitable? There is an obligation to monitor how much tonnage is being put into the landfill either by using a scale or hiring a consultant to measure the site and how much it has changed over the year (this latter option would be less accurate than a scale)
- The scale is part of the SWMP, not part of the regionalization although we anticipate YG will require this eventually.
- Some communities have tipping fees but no scale and charge by the bag or truckload instead of by weight. Can charge by bag and weigh in-house afterwards, e.g. when a bin is full, which would speed things up over having a scale and getting weighed and producing a printout etc. We have heard concern that folks don't want to have a line up to drop off garbage.
- Could we relocate the weigh scale – it is brand new and not used?
- Could buy tags at village office, as long as tag is on the bag the gate attendant just needs to see tag and doesn't need to collect money. This could also lessen administrative burden of processing financial transactions out at the landfill, and associated time requirements that could create a lineup.
- Another option could be to have a card, like a water tower card, and be billed once a month.
- Would like to hear what other communities are doing.
- Desire for a smooth and efficient process that makes it as easy as possible for users.
- Would having curbside pickup limit staffing we would need to have on site? No, would still need to have someone there at the gate.
- Self contained composting units don't filter out plastics etc., Whitehorse can filter contaminants out. Without this screening the compost is considered to be contaminated and can't be sold or used around town. We have been advised that trucking compost to Whitehorse would be the best solution.
- Back of house changes are O&M, front of house changes are capital.

CAO Report – Landfill Regionalization

- The Regionalization RTC provides an update on where we are currently at on discussions with Yukon government on entering into a solid waste regionalization agreement.
- The Interim agreement is intended to provide funding to municipalities to provide all residents within each regional boundary with access to a facility.
- Interim agreements will be replaced by regional agreements once liability and other operational standards are established.
- The interim agreement is a one-year agreement that comes with \$55,900 (based on 50% of the 466 unincorporated users plus 20% x \$200pp)
- YG is working on the lease agreement as well as the environmental liability agreement – these were intended to be ready at the same time as the regional agreement, but YG is behind time.

Discussion – Landfill Regionalization

- Section 3.1 of the Interim agreement says that municipalities that have already implemented the required fencing, gating, facility attendants and tipping fees will receive 100% of the eligible compensation amount. The only thing we are missing to get the full amount is instituting tipping fees.
- If we accepted the full compensation amount we would be entering into the long-term regional agreement with long-term obligations, including sharing of long-term environmental liability (a positive for the Village).
- A next step is to have a report that advises what the financial implications of regionalization vs. not signing onto regionalization, and also looks into other means of funding the dump such as charging user groups.
- Would like YG to clean up metal dump, YG says they are taking the same approach with all communities but do we know this to be the case? If we charge institutional users at YG we can raise funds to deal with the metal, or we could ask YG to give us a hand with the metal as a negotiating point in the regionalization agreement.
- Haines Junction is not the same as other Yukon communities, we are on a major international highway, we are not at the end of the road.
- What would it cost Source Motors to tow vehicles to Destruction Bay?
- Would like to see how strong the Villages position is to negotiate for more funding, particularly for the metal dump clean up.
- If the metal dump is the issue for negotiating. If we can resolve this before signing onto regionalization that would be ideal, would it not be easier to just say this is what we want instead of proposing an alternative fee structure for YG departments?
- Having support with closure costs will be a big win for the Village.
- Since the Village can set its own tipping fees, perhaps we could include a fee structure for YG as part of the tipping fee structure to pay to clean up the metal dump.
- The first step could be to sign the interim agreement, get \$55,000.
- We are in a weak negotiating position, and signing the interim agreement doesn't make it any weaker. Would it make our position stronger if we set up this alternative fee structure?
- The cost comparison shared in the RTC shows a net difference between current operating costs and proposed operating costs under regionalization is \$145,000 in the black, this is using lower estimates for tipping fees than what Watson Lake or Whitehorse have set, and is inclusive of an additional landfill attendant on site all the time.

Meeting adjourned at 7:01 pm.



Mayor Bruce Tomlin



CAO David Fairbank

