SKYLINE LANDFILL APPENDIX III

NORTH CENTRAL TEXAS AREA COUNCIL OF GOVERNMENTS DOCUMENTATION

October 13, 2011

Mr. Doug Anthony
Environment and Development Planner
North Central Texas Council of Governments
616 Six Flags Drive
Arlington, Texas 76011

Re:

Waste Management of Texas, Inc. (WMTX) Skyline Landfill, Dallas and Ellis Counties, Texas Proposed Permit Amendment Application

Review Request - Conformance with Regional Solid Waste Management Plan

Dear Mr. Anthony:

On behalf of Waste Management of Texas, Inc. (WMTX), Biggs & Mathews Environmental is preparing a permit amendment application for an expansion of the existing Skyline Landfill, a 667-acre Type I municipal solid waste disposal facility located in Dallas and Ellis Counties. The Skyline Landfill is owned and operated by WMTX and currently provides waste disposal capacity for residences and businesses in Dallas and Ellis Counties and surrounding Texas counties.

In accordance with 30 TAC §330.61(p), we are requesting documentation from the North Central Texas Council of Governments (NCTCOG) indicating that the proposed Skyline Landfill expansion conforms with the NCTCOG Regional Solid Waste Management Plan.

Our understanding is that the NCTCOG conformance review process requires the submittal of the conformance review request prior to the target Assuring Capacity for Trash (ACT) Subcommittee meeting. We request that the conformance review for this facility be placed on the agenda for the November 2011 ACT subcommittee meeting.

The following information is attached to this letter for your conformance review.

- NCTCOG Regional Review of MSW Facility Application Evaluation Form
- Landfill Expansion Summary
- City of Ferris Documentation

Mr. Doug Anthony Environment and Development Planner, NCTCOG October 13, 2011 Page 2

As we have discussed, we plan to attend and present our proposed Skyline Landfill expansion at the November ACT meeting. We will provide the presentation to you prior to the ACT meeting.

Please call or e-mail me at 817-563-1144 or kwelch@biggsandmathews.com if you have any questions or need additional information. We look forward to your response.

Sincerely,

BIGGS & MATHEWS ENVIRONMENTAL TBPE No. F-256 • TBPG No. 50222

Kenneth J. Welch, P.E. Principal Engineer

Attachments: Appendix A - Regional Review of MSW Facility Application Evaluation Form

Appendix B – Landfill Expansion Summary Appendix C – City of Ferris Documentation

cc: Mr. Rick Losa, WMTX

Mr. Walter Hunt, P.E., WMTX

SKYLINE LANDFILL

APPENDIX A

NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS REGIONAL REVIEW OF MSW FACILITY APPLICATION EVALUATION FORM

Section 1: General Applicant Information

1.1	Applicant's Name: Mailing Address: City, State, Zip Code: Facility Contact Person:	Waste Management of Texas, Inc. Skyline Landfill P.O. Box 400, Ferris, Texas 75125 Rick Losa
1.2	Site Location Address: Zip Code: Nearest City: County:	1201 North Central Avenue Ferris, Texas 75125 Ferris Ellis
1.3	Is this a new facility or an an	nendment to a current permit/registration?
	☐ New Facility	
1.4	Is this a permit or a registrati	on application?
	Permit No. MSW 42-D Note: NCTCOG's 08-09 Solid V requires review of all permit and	Registration No
1.5	What type of MSW facility is	being registered or permitted?
	☑ Type I Landfill☐ Type I AE Landfill☐ Type IV Landfill	Type IV AE Landfill Type V Facility Other (please describe)
	Describe "Other" below:	

1.6	Wha	What types of waste(s) are currently accepted at your facility?					
	\boxtimes	Municipal Waste Industrial Class I Industrial Class II		Industrial Class III Special Waste (please describe) Other (please describe)			
	Desc	ribe "Special Waste" and/or "	'Other" b	elow:			
	Refer spec	Refer to Appendix B, Section 3 – Waste Acceptance Plan for discussion of special wastes to be accepted at the Skyline Landfill.					
	Source	Source: TAC 30, §330.61(b) (1)					
1.7	What	What types of waste(s) will be accepted at your facility in the future?					
		Municipal Waste Industrial Class I Industrial Class II		Industrial Class III Special Waste (please describe) Other (please describe)			
	Describe "Special Waste" and/or "Other" below:						
	Refer to Appendix B, Section 3 – Waste Acceptance Plan for discussion of special wastes to be accepted at the Skyline Landfill.						
	Source: TAC 30, §330.61(b) (1)						

Section 2: Land Use Conformance – Compliance with Local Zoning or Ordinance

2.1		Is the site of your facility subject to local zoning or ordinances regarding the siting of solid waste facilities?				
	\boxtimes	Yes	☐ No (please proceed directly to Section 3)			
		If yes, which government zoning or siting standards does this facility have to comply?				
			kyline Landfill complies with the City of Ferris zoning			

standards through the issuance of a Special Use Permit for landfill operations within an area zoned for industrial/manufacturing use. Refer to Appendix C – City of Ferris Documentation for copies of the City of Ferris zoning ordinance and map.

If yes, please attach documentation from the local zoning or siting entity indicating that the facility is in compliance with the standards or that a formal variance has been granted. If applicable, provide maps detailing all boundaries of the areas included in the ordinance and the location of the facility.

Source: TCEQ correspondence from the Executive Director to each COG, March 4, 2003.

If documentation is provided to NCTCOG proving the facility is in compliance with the local city zoning or county siting ordinance (per §364.012 of the Texas Health and Safety Code), then the applicant does not need to answer the remaining land use questions in Section 3. Please proceed to Section 4 and continue completing the application. Once the application is complete, please return the MSW facility application evaluation form and requested documentation to NCTCOG.

Please see the response to 2.1 above. Section 3 is not applicable since the Skyline Landfill complies with the City of Ferris zoning standards.

Section 3: Land Use Conformance - Key Issues

Texas Commission on Environmental Quality Rule 330.61 defines key land use and transportation issues that need to be addressed as a part of the regional MSW facility application evaluation process. The following questions are based on the rules, and are intended to provide information for NCTCOG to develop its conformance recommendation.

3.1	Describe the current character of surrounding land uses within one mile of the facility boundary. Please provide site design map(s) and/ or aerial photos of the area that adequately show land use.
	SECTION 3
3.2	Provide the preximity to residences and either uses (e.g., senders licensed day-care facilities, hospitals, churches, cemeteries, ponds, lakes, historic structures and sites, archaeologically significant sites, sites having exceptional aesthetic quality, commercial, and recreational areas) within one mile of the facility boundary. Please provide approximate number of residences and business establishments.
	Source: TAC 30, §330.61 (g & h)
3.3	How is the facility compatible with land uses surrounding the site?
	Please explain and /or provide title and published date for any applicable land use study and provide web link if available.
	Source: TAC 30, §330.61(h) (3)

With	there any plate in one mile of	s on file in state o the facility bounda	r local ary?	government offices for	or development
	Yes			No	
if yes	s, please desc	ribe and provide	docum	nentation.	
Marci	h 4, 2003. e facility cor		MI-	utive Director to each Co	
	e explain.	irections of major	devel	lopment?	

Source March	e: TCEQ corres 4, 2003.	pondence from the	Execu	utive Director to each CC	DG,
<i>March</i> Explai	<i>4, 2003.</i> in how the fac		ed to	avoid any impact to a	
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3.8	Will traffic into and out of the facility impact traffic patterns, within one mile of the facility, that currently exist and will occur over the expected life of the facility?							
		Yes			10			
	Please	explain.						
	Source	: TAC 30, §330.6	1(i) (2)		V-10-10-11			
The ren	naining onal M	questions refer SW facility applic	o Hand use	ss es t		COS feels a	are importa	ant for
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1

3.9	Describe any additional information that will be beneficial regarding how the facility will be built and operated to be compatible with the current land uses of adjacent properties. (Optional)
3.10	Describe measures to minimize the impact from trash, odor and any other potential nuisances related to your operation on surrounding land use.
	Source: TAC 30, §330.63(8)
3.11	If the facility is a tandfill, what will be the maximum permitted elevation of the facility? Rease provide a final contour man or graphic representation of the facility.)
	How will the facility compare to the general terrain of the area, within two miles of the facility boundary?
	Source: Regional and Local Review of MSW Facility Applications, August, 2005, pgs. 2-12 and 2-13.
3.12	Describe any measures that you will implement to screen and/or blend the facility with surrounding features.
	Source: TAC 30, §330.61(d) (7)
3.13	Describe any landscaping measures that you will implement to improve the aesthetics of the facility. (Please attach any landscaping plans.)
	Source: Regional and Local Review of MSW Facility Applications, August, 2005, ogs. 2-12 and 2-13.

Section 4: Regional Conformance

Another component of evaluating conformance includes how the facility will affect the regional solid waste management goals of the North Central Texas Council of Governments that are included in the regional solid waste management plan, See Less Trash Regional Solid Waste Management Plan. In order to complete this evaluation, please provide a description of how your facility will contribute to the attainment of these goals.

In requesting this information, NCTCOG recognizes that individual facilities alone will not be held responsible to achieve these regional goals. However, solid waste facilities represent an important component of a regional integrated solid waste management system, and can contribute to the attainment of regional goals. Facilities will be expected to make a good faith effort to contribute to the attainment of the regional solid waste goals.

To assist in the completion of this section, examples of activities/programs that could be implemented to assist in the attainment of these regional goals are listed for each of the three goals. These examples are based directly on objectives included in the See Less Trash Regional Solid Waste Management Plan. However, they are intended to only serve as examples, as individual facilities need to determine how they will contribute to regional goals.

Goal No. 1: Time to Recycle

The regional goal for Time to Recycle is that purchased materials are reused and recycled wherever possible, while increasing waste prevention and reduction throughout the region.

Examples for Facilities to Consider

- Assist in the development of outreach and education programs to facilitate longterm changes in attitudes about source reduction, reuse and recycling.
- Contribute to efforts to expand commercial recycling efforts by businesses and governments across the region.
- Contribute to efforts to increase citizen participation in reuse and recycling through the following types of programs:
 - Facility has a drop-off site to accept materials for recycling; or
 - Facility diverts clean loads of brush/yard waste for alternative uses (e.g. mulching, composting, daily cover, surface stabilization for landfill traffic and equipment due to wet conditions).
- Assist efforts to expand the collection and management of special waste, which
 includes materials such as household hazardous waste, tires and sludge.
- Promote innovative technologies to reduce waste.

4.1 Please describe any services or activities that you can provide, or are currently providing, to the region to assist with meeting this regional goal.

Refer to Appendix B, Section 4 – Storage and Transfer Units for discussion on the storage and transfer activities that will assist the region with meeting this goal. The storage and transfer units will be designed to promote recycling and waste diversion efforts by conserving landfill airspace and assuring capacity for solid waste through rapid processing and minimum detention of solid waste at the landfill. The storage and transfer units include a large item storage area, reusable materials staging area, citizen's convenience area, bioremediation treatment pad, and liquid waste stabilization area.

Goal No. 2: Stop Illegal Dumping

The regional goal for Stop Illegal Dumping is to see that illegal dumping is significantly reduced in the North Central Texas region.

Examples for Facilities to Consider

- Contribute to efforts to facilitate public awareness and education opportunities to reduce littering and illegal dumping.
- Use public awareness materials (e.g. signs, brochures, etc.) developed by NCTCOG to help stop illegal dumping.
- Participate in community clean-up efforts to reduce illegal dumping.
- Support efforts to increase enforcement against illegal dumping crimes.
- 4.2 Please describe any services or activities that you can provide, or are currently providing, to the region to assist with meeting this regional goal.

The Skyline Landfill has continued to help the region attain the regional goal of Stop Illegal Dumping through the distribution of public awareness materials, participation in community clean-up efforts, and support efforts to increase enforcement against illegal dumping crimes. In addition, the Skyline Landfill provides for a citizen's convenience area that allows residents to drop off waste materials within roll-off containers within the site entrance facilities. Providing easily accessible waste disposal methods to residents will potentially minimize littering and illegal dumping.

Goal No. 3: Assuring Capacity for Trash

The regional goal for Assuring Capacity for Trash is that remaining waste be handled in a safe manner at permitted facilities.

Examples for Facilities to Consider

- Facility helps efforts to maintain a minimum of 10 years of capacity for that area of the NCTCOG planning region.¹
 - Landfills may specifically contribute to this by increasing capacity.
 - Transfer stations can contribute to this by providing more efficient transportation to more distant landfills.
- Facility helps provide ample and convenient collection and disposal options in rural and other underserved areas.
 - Facility provides opportunities for residents and other low volume customers to dispose of solid waste in a convenient and affordable manner.
- 4.3 Please describe any services or activities that you can provide, or are currently providing, to the region to assist with meeting this regional goal.

Refer to Appendix B, Section 2 – Proposed Landfill Expansion for discussion regarding the Skyline Landfill Expansion. The Skyline Landfill Expansion will help the regional goal of Assuring Capacity for Trash through increased landfill capacity and increased site life.

The expansion will add approximately 20.4 million cubic yards of waste disposal capacity to the landfill and will add approximately 17 years of site life for a total remaining site life of approximately 41 years. The increased landfill capacity will allow the Skyline Landfill to provide long-term waste disposal capacity for residences and businesses in Dallas and Ellis Counties and surrounding Texas counties.

The Skyline Landfill provides opportunities for residents to dispose of solid waste in a convenient manner through the use of the citizen's convenience area located within the site entrance facilities. The citizen's convenience area is further discussed in Appendix B, Section 4 – Storage and Transfer Units.

¹ Capacity issues can be considered to demonstrate the need for a facility, but cannot be used as a basis against a facility.

Section 5: Certification

I certify that the information contained in this form is complete and accurate and that the information in fact represents the MSW facility for which this entity is requesting a TCEQ permit or registration.

David M. Myhan

Type or Printed Name of Applicant's Chief Administrative Officer

Market Area Vice President

Title of Chief Administrative Officer

Signature of Chief Administrative Officer

10-13-1

Date

NOTE:

Please complete this form as fully and as accurately as possible. Responses to Sections 2 and 3 of the evaluation form that address the issue of land use compatibility will be submitted to the Texas Commission on Environmental Quality along with the NCTCOG's regional review of MSW facility application recommendation form.

SKYLINE LANDFILL APPENDIX B LANDFILL EXPANSION SUMMARY

SKYLINE LANDFILL CITY OF FERRIS DALLAS AND ELLIS COUNTIES, TEXAS TCEQ PERMIT NO. MSW 42D

CONFORMANCE REVIEW REQUEST FOR PROPOSED LANDFILL EXPANSION

APPENDIX B LANDFILL EXPANSION SUMMARY

Prepared for

Waste Management of Texas, Inc.

October 2011

Prepared by

BIGGS & MATHEWS ENVIRONMENTAL

1700 Robert Road, Suite 100 + Mansfield, Texas 76063 + 817-563-1144

TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. F-256

TEXAS BOARD OF PROFESSIONAL GEOSCIENTISTS FIRM REGISTRATION NO. 50222

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APPENDIX B1 - GENERAL LOCATION MAPS



1 EXISTING CONDITIONS SUMMARY

The Skyline Landfill is an existing 666.951-acre (667 acres), Type I municipal solid waste disposal facility owned and operated by Waste Management of Texas, Inc. (WMTX). The Skyline Landfill is located in Dallas and Ellis Counties, on the north side of the city of Ferris within the city limits of Ferris, Texas and west of old U.S. Highway 75 (Business IH 45). The Skyline Landfill provides waste disposal capacity for residences and businesses in Dallas and Ellis Counties and surrounding Texas counties.

The Skyline Landfill was originally permitted by the state of Texas in 1975. The facility was upgraded to Subtitle D standards in 1995. The landfill permit boundary was expanded from 73 acres to a total of about 667 acres and the waste disposal footprint to a total of 282.2 (282) acres through a permit amendment application approved by the Texas Natural Resources Conservation Commission (TNRCC). The TNRCC changed its name to Texas Commission on Environmental Quality (TCEQ) effective September 1, 2002. The Skyline Landfill is currently operating under the original 1975 permit requirements, upgrades from the 1995 permit amendment, and any subsequent modifications or authorizations.

The current permitted Skyline Landfill consists of a permit boundary of about 667 acres. The area within the permit boundary consists of 282.2 (282) acres of permitted waste disposal footprint, 322.7 (323) acres of buffer and other areas, and a 62-acre closed area (TCEQ Permit No. MSW 42A). The waste disposal footprint includes approximately 132 acres of active waste disposal area and approximately 150.2 (150) acres of future disposal area. The site is currently active and all future development is under Subtitle D standards and requirements.

Locations outside the permitted waste disposal areas are used for buffer distance between waste disposal areas and the permit boundary, entrance facilities, a Type IX Beneficial Landfill Gas Recovery Facility (Type IX Registration No. 48018), a citizen's collection station/recycling facility, a maintenance facility, access roads, and surface water drainage facilities. Additional waste processing and storage facilities located within the waste disposal footprint include a large item storage area, construction and demolition recycling and re-use area, a liquid stabilization area, and a bioremediation area.

2 PROPOSED LANDFILL EXPANSION

WMTX proposes to increase the remaining permitted disposal capacity of this facility via a horizontal expansion. The added and removed footprint, through the landfill expansion, is shown on Drawing B1.5 – General Site Plan in Appendix B1. The maximum final contour elevation will remain at 688 feet-msl, and the permit boundary will remain at approximately 667 acres. The waste disposal footprint will be increased to approximately 284 acres. The proposed landfill expansion will result in a remaining waste disposal capacity of approximately 55,051,000 cubic yards of waste and daily/intermediate cover, or approximately 42,389,000 tons of waste capacity. The landfill expansion will add approximately 17 years to the remaining site life.

The following table provides a summary of the current permit conditions and proposed permit conditions:

PERMIT CONDITION SUMMARY

1 ENTIT CONDITION SOMMAN					
	Current Condition	Proposed Condition			
Permitted Area	666.9 ac	666.9 ac			
Waste Disposal Unit Area	282.2 ac	284.4 ac			
Closed Area	62.0 ac	62.0 ac			
Buffer / Other Areas	322.7 ac	320.5 ac			
Total Remaining Capacity	34,611,000 cy	55,051,000 cy			
Remaining Projected Site Life	24 years	41 years			
Maximum Elevation of Final Cover (msl)	688 ft	688 ft			
Elevation of Deepest Excavation (msl)	410.1 ft	377 ft			

3

3.1 Properties and Characteristics of Waste

The major classifications of solid waste to be accepted at the Skyline Landfill include municipal solid waste, special waste, and Class 2 and 3 industrial wastes. Special wastes accepted at the facility authorized by TCEQ regulations include treated medical waste, dead animals and/or slaughterhouse waste, regulated asbestos-containing materials (RACM), nonregulated asbestos-containing materials (non-RACM), empty containers, municipal hazardous waste from conditionally exempt small quantity generators, and sludge, grease trap waste, grit trap waste, and liquid waste from municipal sources. Other special wastes will be accepted based on waste specific approvals as authorized by TCEQ. Petroleum contaminated soil is accepted and treated in accordance with the approved bioremediation treatment pad as authorized by TCEQ.

The facility will not accept for disposal Class 1 nonhazardous industrial waste; lead acid storage batteries; used motor vehicle oil; used oil filters; whole used or scrap tires; refrigerators, freezers, air conditioners or other items containing chlorinated fluorocarbon (CFC); bulk or noncontainerized liquid waste from nonhousehold sources; regulated hazardous waste; polychlorinated biphenyls (PCB) waste; radioactive materials; or other wastes prohibited by TCEQ regulations.

3.2 Volume and Rate of Disposal

The Skyline Landfill serves individuals, businesses, and communities in Dallas and Ellis Counties and surrounding Texas counties. The landfill received approximately 1,040,000 tons of incoming waste in 2010 (approximately 3,333 tons per day). The landfill accepts waste six days per week (approximately 312 days per year). The waste acceptance rate may vary over the life of the facility.

4 STORAGE AND TRANSFER UNITS

The storage and transfer units will be designed to promote recycling and waste diversion efforts by conserving landfill airspace and assuring capacity for solid waste through rapid processing and minimum detention of solid waste at the landfill. The storage and transfer units include the large item storage area, reusable materials staging area, citizen's convenience area, bioremediation treatment pad, and liquid waste stabilization area.

4.1 Large Item Storage

A storage area for large items and white goods may be provided near the active working face or may be provided near the citizen's convenience area. Large items and white goods include ovens, dishwashers, freezers, air conditioners, and other large items. Any rainfall runon or runoff near the active working face will be contained within the active area and handled as contaminated water. The large items and white goods are transferred into steel roll-off containers for storing until transport to an off-site recycler. The roll-offs will be covered with tarps to prevent rainfall from accumulating inside the containers.

4.2 Reusable Materials Staging Area

Inert materials such as brick, concrete, asphalt, shingles, etc., are often received and staged at the facility for use as roadbase materials for facility access roads and staging areas or erosion control in drainage structures. The reusable materials staging area will be located above existing lined areas and will be relocated periodically as the active working face moves. The size of the stockpiles may vary depending on the amount of inert materials received at any given time. Since these materials are inert, runon and runoff from rainfall will not be controlled in a special manner. Also, since these materials will continuously be reused for site operations, there is no time limit on the storage of these materials.

4.3 Citizen's Convenience Area

A citizen's convenience area for waste drop-off is located within the site entrance facilities. Thirty to forty cubic yard roll-off containers as well as containers for recycled goods may be provided. Full roll-off containers will be emptied at the active working face at the end of each day. Containers that are not full may be covered with a tarp at the end of the day. Recycle containers will periodically be transported to an appropriate recycling facility. Large items and white goods may be stored at the citizen's convenience area in accordance with Section 4.1.

Biggs & Mathews Environmental
M:PROJN1011011420INCTCOG - LANDFILL EXPANSION SUMMARY.DOC

Skyline Landfill 10/11/11 Appendix B

4.4 Bioremediation Treatment Pad

A bioremediation treatment pad for petroleum contaminated soils is located within the future waste fill area. Once treated through bioremediation, the soils may be used for alternate daily cover for the landfill active working face. The treatment pad is constructed with a minimum 18-inch-thick compacted clay liner and is surrounded by a compacted clay containment berm.

4.5 Liquid Stabilization Area

Sludges, grease trap waste, grit trap waste, Class 2 or Class 3 liquid industrial waste, liquid waste from drilling activities, or liquid wastes from municipal sources may be accepted at the Skyline Landfill for processing/stabilization prior to disposal. The facility will provide a stabilization basin placed within an existing lined cell.

Stabilized material will be tested for free liquids in accordance with Method 9095 (Paint Filter Liquids Test), as described in "Test Methods for Evaluating Solid Wastes, Physical/Chemical Methods" (EPA Publication Number SW-846), as amended. Upon verification of the stabilized material passing the paint filter test, the mixture will be removed from the basin and deposited in the active face for landfilling.

5 MAPS

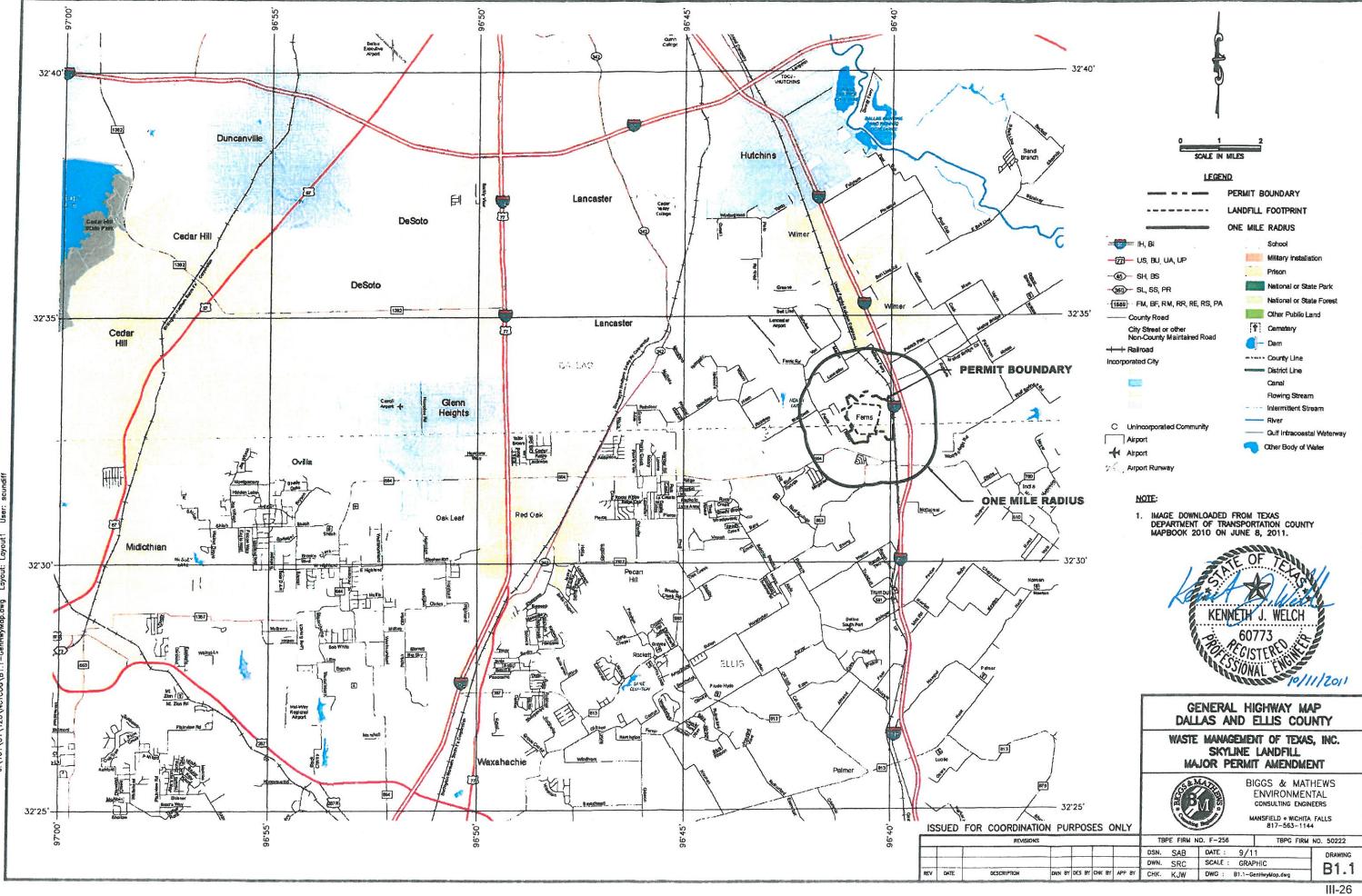
The following general location maps are included in Appendix ${\sf B1}$ – General Location Maps.

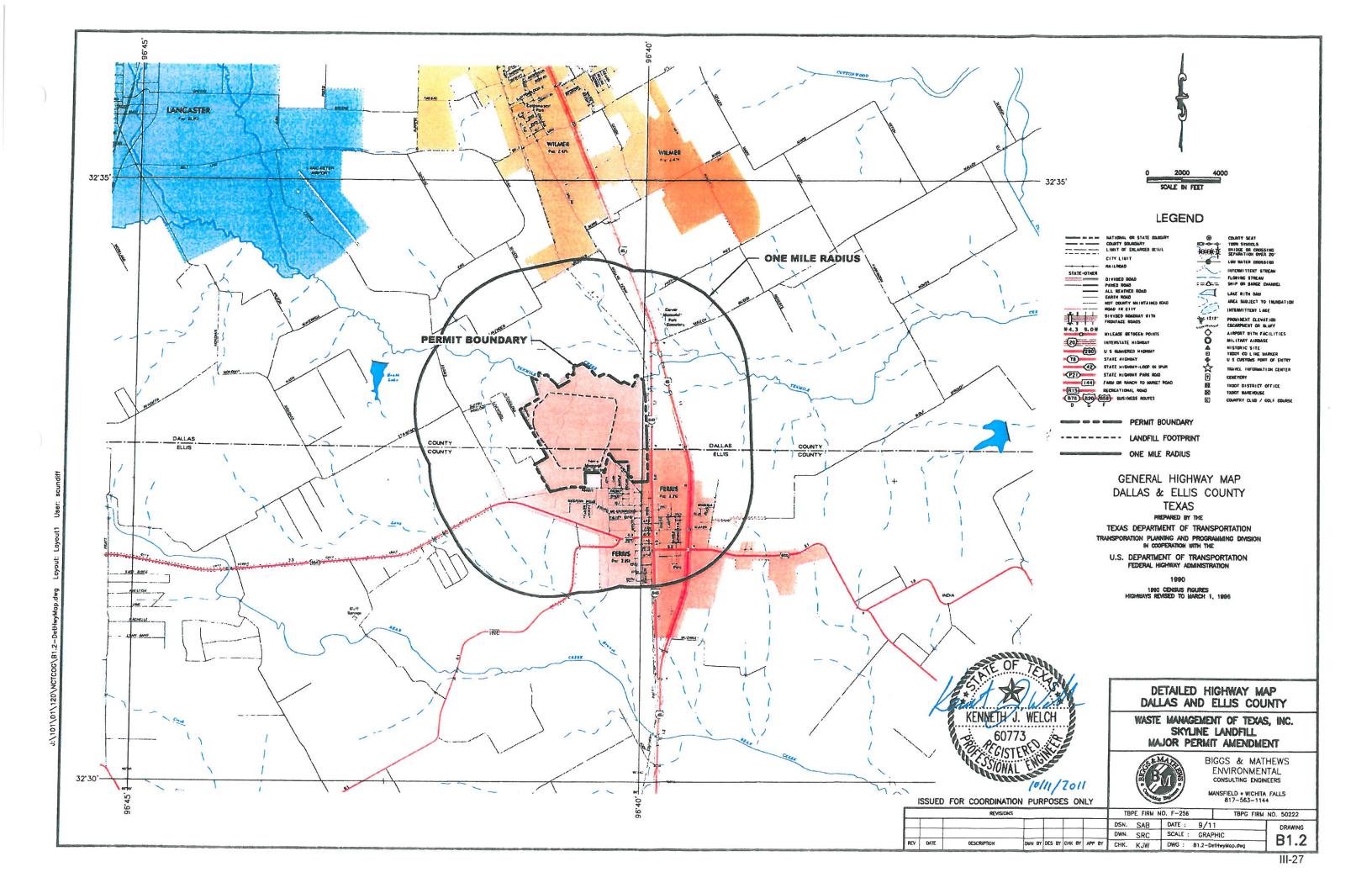
- Drawing B1.1 General Highway Map Dallas and Ellis Counties
- Drawing B1.2 Detailed Highway Map Dallas and Ellis Counties
- Drawing B1.3 General Topographic Map
- Drawing B1.4 Aerial Photograph
- Drawing B1.5 General Site Plan

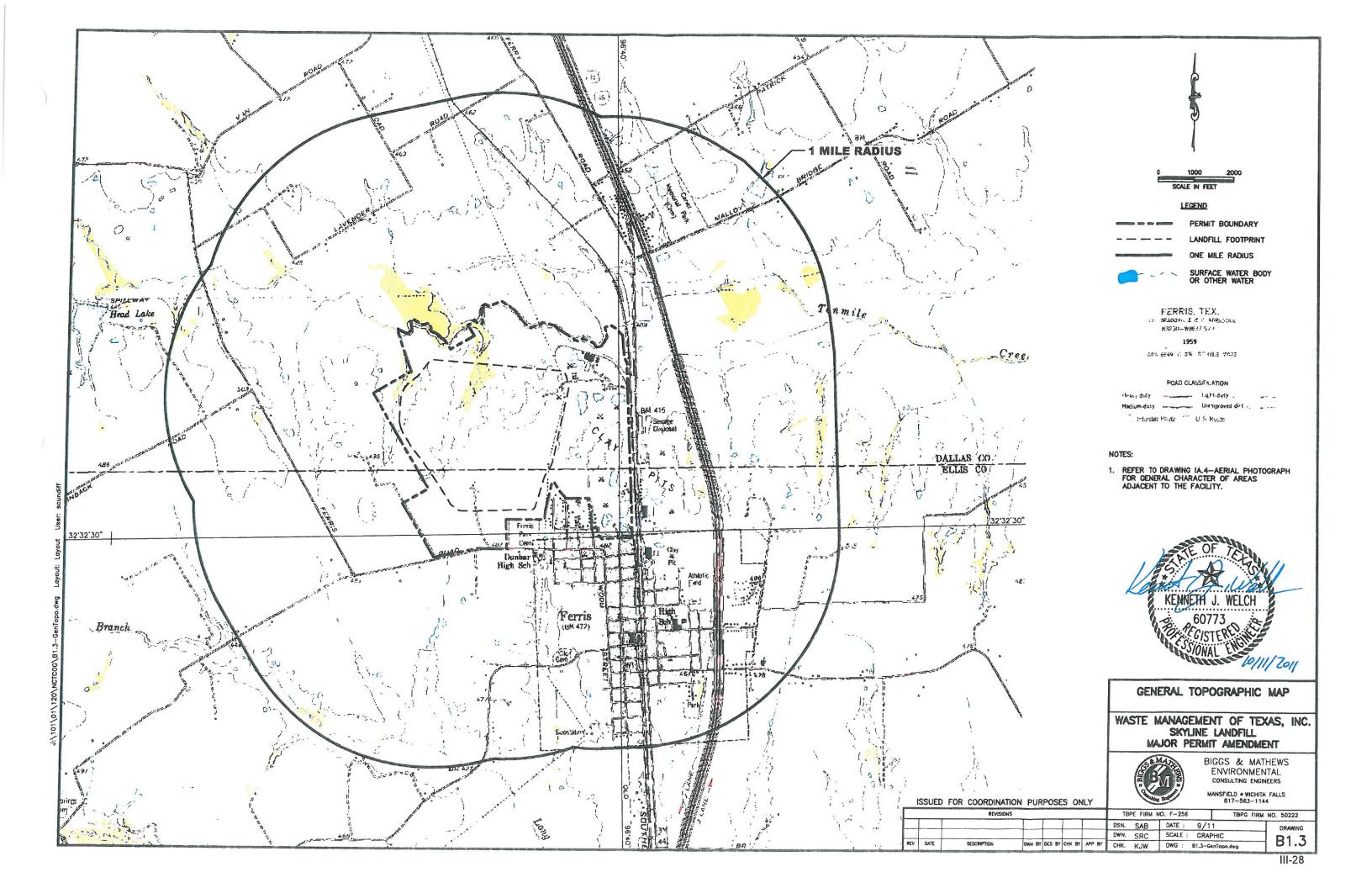
APPENDIX B1 GENERAL LOCATION MAPS

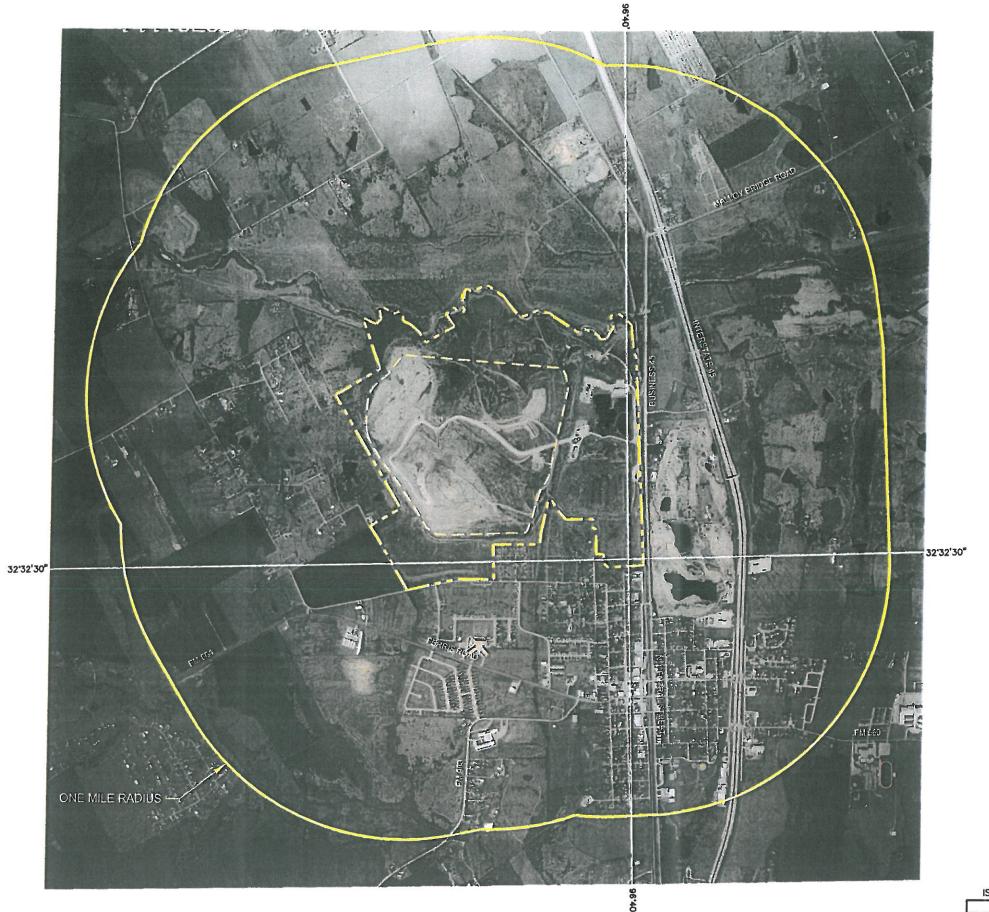
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Drawing B1.1	General Highway Map - Dallas and Ellis Counties
Drawing B1.2	Detailed Highway Map - Dallas and Ellis Counties
Drawing B1.3	General Topographic Map
Drawing B1.4	Aerial Photograph
Drawing B1.5	General Site Plan











LEGEND



PERMIT BOUNDARY

LANDFILL FOOTPRINT

NOTES:

 AERIAL PHOTOGRAPH PROVIDED BY AERO-METRIC FROM AERIAL PHOTOGRAPHY FLOWN MARCH 6, 2011.



AERIAL PHOTOGRAPH

WASTE MANAGEMENT OF TEXAS, INC. SKYLINE LANDFILL MAJOR PERMIT AMENDMENT

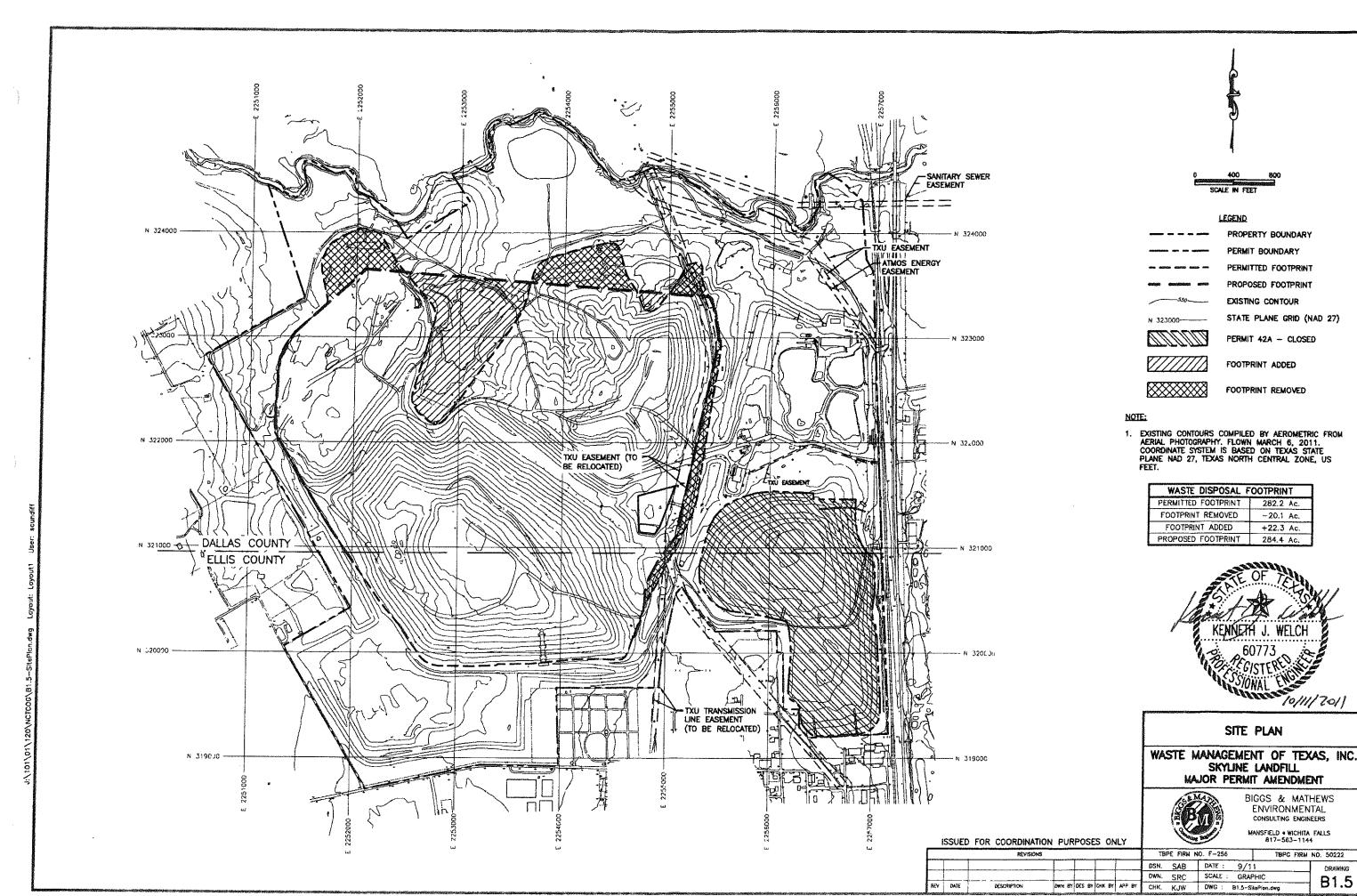


BIGGS & MATHEWS ENVIRONMENTAL CONSULTING ENGINEERS

MANSFIELD • WICHITA FALLS 817-563-1144

ISSUED FOR COORDINATION PURPOSES ONLY

TBPG FIRM NO. 50222
DRAWING
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III-30

SKYLINE LANDFILL APPENDIX C CITY OF FERRIS DOCUMENTATION

1

ORDINANCE NO. 288

AN ORDINANCE OF THE CITY OF FERRIS, ELLIS COUNTY, TEXAS, AMENDING THE COMPREHENSIVE ZONING ORDINANCE SO AS TO GIVE THE NEWLY ANNEXED PROPERTY DESCRIBED ON EXHIBIT "A" A CLASSIFICATION OF "IM" WITH A SPECIAL USE PERMIT FOR "SANITARY LANDFILL" AND "EARTHEXCAVATIONS;" DIRECTING A CHANGE ACCORDINGLY IN THE OFFICIAL ZONING MAP OF THE CITY; PRESERVING ALL OTHER PORTIONS OF THE ZONING ORDINANCE; AND PROVIDING A SAVINGS CLAUSE, A SEPARABILITY CLAUSE, AND AN EFFECTIVE DATE.

WHEREAS, pursuant to the Zoning Ordinance No. 71, as amended, of the City of Ferris, and after due notice of public hearing, the Planning and Zoning Commission has made recommendation to the Ferris City Council that the Zoning Ordinance be supplemented or changed; and

WHEREAS, the City Secretary of said City accordingly caused to be issued and published the notices required by its Zoning Ordinance and the laws of the State of Texas applicable thereto, the same having been published in a paper of general circulation in the City of Ferris, Texas, at least fifteen (15) days prior to the time set for such hearing as is all shown by the publisher's affidavit, attached to this Ordinance; and

WHEREAS, the City Council of said City pursuant to such notice, held its public hearing and heard all persons wishing to be heard, both for and against the aforesaid change in the Zoning Ordinance; and

WHEREAS, the City Council of the City of Ferris, Texas, further considered among other things the character of the districts and their peculiar suitability for particular uses and the view to conserve the value of the buildings, and encourage the most appropriate use of the land throughout this City; and,

WHEREAS, the City Council of the City of Ferris believes that such classification is consistent with the City's comprehensive zoning plan and is designed to lessen congestion in the streets, secure safety from fire, panic and other dangers, promote health and the general welfare, provide for adequate light and air, prevent overcrowding of land, avoid undue concentration of population and facilitate adequate provision of transportation, water, sewers, solid waste disposal facilities, schools, parks and other public requirements;

IT IS THEREFORE ORDAINED BY THE CITY COUNCIL OF THE CITY OF FERRIS, TEXAS:

wmi/zoelsgor1



SECTION 1. Zoning Ordinance No. 71 is hereby amended so as to give the property as described on the attached Exhibit "A" and incorporated herein for all purposes a classification of "IM."

This restricts such property to the use provided under the Zoning Ordinance of the City of Ferris, as amended.

- SECTION 2. A special use permit is hereby granted for "sanitary landfill" and "earth excavation" and related uses on the property described on the attached Exhibit "A." The special use permit requires any owner and occupier of said property to comply with the following restrictions and requirements:
- 1. Waste filling operations on the subject property shall not be conducted outside of the following hours: Monday through Friday, 7:00 a.m. to 7:00 p.m.; Saturday, 7:00 a.m. to 3:00 p.m.; Sunday, no waste filling operations.
- 2. A sanitary landfill operated on the described property shall be required to apply a daily cover of a six-inch layer of soil. Only in the event of extremely inchement weather, alternative daily cover, with prior permission of the Mayor of the City of Ferris, may be allowed; provided further that such alternate daily cover is in full compliance with the requirements of the Texas Water Commission, or successor agency with regulatory jurisdiction over sanitary landfill operations. The Mayor shall not unreasonably withhold permission to use alternative daily cover.
- 3. Visual screening of the sanitary landfill operation shall be required. Visual screening shall consist of landscaping and vegetation and shall be of the type and in the manner proposed by Trinity Valley Reclamation, Inc., in connection with its application for special use permit. The City of Ferris or its designee shall review the visual screening to determine its compliance with this requirement.
- SECTION 3. Ordinance No. 71, as amended hereby, is declared to be valid and enforceable in all respects.
- SECTION 4. That the zoning regulations and districts as herein established have been made in accordance with the comprehensive plan for the purpose of promoting the health, safety, morals and the general welfare of the community. They have been designed, with respect to both present conditions and the conditions reasonably anticipated to exist in the foreseeable future; to lessen congestion in the streets; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewage, solid waste disposal facilities, drainage and surface water, parks and other commercial needs and development of the community. They have been made after a full and complete hearing with reasonable consideration among other things of the character of the district and its peculiar suitability for the particular uses and with a view of conserving the value of buildings and encouraging the most appropriate use of land throughout the community.

wallsoleter!

Page 2

THE PROPERTY OF



SECTION 5. The repeal of any ordinance or part thereof effectuated by enactment of this Ordinance shall not be construed as abating any action now pending under or by virtue of such ordinance or as abating or modifying any penalty for violation thereof or as affecting the liability of any person, firm or corporation or waiving any right of the City of Ferris under any ordinance in effect at the time of passage of this Ordinance.

SECTION 6. It is the intention of the City Council that this Ordinance and each provision hereof shall be considered separable and the invalidity of any section, clause or provision or part thereof shall not affect the validity of any other part of this Ordinance or Ordinance No. 71.

SECTION 7. The fact that the City Council amends Ordinance No. 71 as it deems necessary for the health, safety, morals, welfare, preservation of property values and the best and most orderly community and land development for the City of Ferris creates an emergency affecting the general welfare of the community; therefore, this amendment to the comprehensive zoning plan is adopted and placed in full force and effect upon publication of the descriptive caption.

PASSED AND APPROVI	D this the	5th day of	October	, 1992
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Jame Birduelle Jame Birdwell, MAYOR

ATTEST:

Donna Batchier, City Secretary

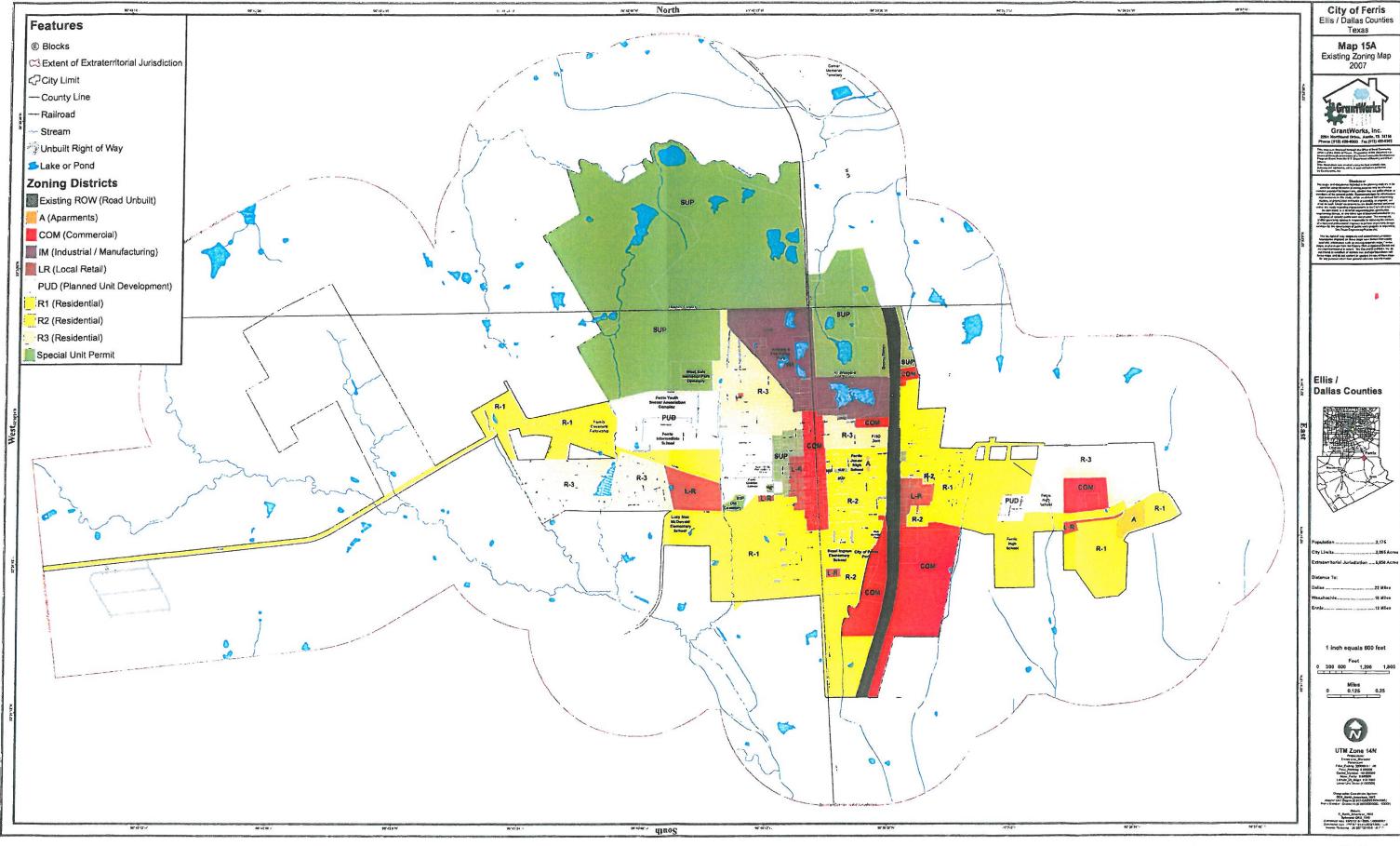
APPROVED:

William M. McKamie, Special Counsel

wmi/regiog.orl

Page 3









Mansfield • Wichita Falls

November 8, 2011

Mr. Doug Anthony Environment and Development Planner North Central Texas Council of Governments 616 Six Flags Drive Arlington, Texas 76011

Re:

Waste Management of Texas, Inc. (WMTX) Skyline Landfill, Dallas and Ellis Counties, Texas Proposed Permit Amendment Application City of Ferris – Special Use Permit

Dear Mr. Anthony:

As requested at the November 7th ACT meeting, we are providing additional information regarding the Special Use Permit for the operation of the Skyline Landfill.

The following documents are attached to this letter for your information:

- November 7, 2011 letter from the City of Ferris
- First Amendment to Compromise and Settlement Agreement effective April 13, 2011

We trust this information is satisfactory to you and provides the necessary documentation to demonstrate the Skyline Landfill Permit Amendment Application is in compliance with the City of Ferris zoning ordinance.

Please call or e-mail me at 817-563-1144 or kwelch@biggsandmathews.com if you have any questions or need additional information.

Sincerely,

BIGGS & MATHEWS ENVIRONMENTAL TBPE No. F-256 • TBPG No. 50222

Kenneth J. Welch, P.E.

Principal Engineer

Attachments: November 7, 2011 letter

First Amendment to Compromise and Settlement Agreement

cc: Mr. Rick Losa, WMTX

Mr. Walter Hunt, P.E., WMTX

City of Ferris



Mr. Mike Eastland North Central Texas Council of Governments P.O. Box 5888 Arlington, Texas 76005-5888

> Eric Strong 100 Town Plaza Ferris, Texas 75125

November 7, 2011

Mr. Eastland,

The purpose of this correspondence is to provide you an update on the agreement between the City of Ferris and Waste Management in regard to the operation of Skyline Landfill.

In 1992, the City of Ferris passed an ordinance granting a Special Use Permit to Skyline Landfill which contained various stipulations on the operations of Skyline. Some of those stipulations include:

- 1. Operations were limited to 7:00 a.m. to 7:00 p.m. Monday through Friday, 7:00 a.m. to 3:00 p.m. on Saturday, and no Sunday operations.
- 2. A requirement that Skyline cover waste daily with a minimum of 6 inches of soil, with the exception that an alternate daily cover may be used only in the event of extreme inclement weather and with prior approval from the City.

Over the past year and half, the City has been in discussions with Waste Management with regards to their operations in the City. Those discussions included, but were not limited to, the above listed stipulations. In April of this year, the City Council amended the City's agreement with Waste Management.

Two of the things that the City and Waste Management agreed to as part of the amended agreement are as follows:

- 1. At such a time that Waste Management would like to expand their hours to twenty-four hours a day, Monday through Friday, the City agrees to amend the 1992 ordinance allowing for the increase in operating hours.
- The City agrees to update the 1992 ordinance in order to allow Waste Management to begin utilizing alternate daily covers in addition to soil for the daily covering of waste.

Should you have any questions regarding the original agreement between the City of Ferris and Waste Management, the 1992 ordinance, the amendment to the original agreement, or any other matter pertaining to the relationship between the City of Ferris and Waste Management, please don't hesitate to contact me.

Thank-you,

Eric Strong

FIRST AMENDMENT TO COMPROMISE AND SETTLEMENT AGREEMENT

This "FIRST AMENDMENT TO COMPROMISE AND SETTLEMENT AGREEMENT (this "Amendment") is entered into as of the 13 day of 400 , 2011, by and between the City of Ferris, Texas ("City"), and WASTE MANAGEMENT OF TEXAS, INC. ("WMT"), a Texas corporation, and successor to Waste Management of North America, Inc. The City and WMT may be referred to collectively as "Parties."

WITNESSETH:

WHEREAS, the City and Trinity Valley Reclamation, Inc., a wholly owned subsidiary of the predecessor of WMT heretofore entered into a certain Compromise and Settlement Agreement and Release, dated July 14, 1992 ("Contract"), whereby the parties thereto resolved their disputes pertaining to the Skyline Landfill located in Ferris, Texas;

WHEREAS, WMT is the assignee and successor entity which holds all of the rights and obligations of Trinity Valley Reclamation, Inc. under the Contract;

WHEREAS, WMT presently owns and operates the Skyline Landfill under Municipal Solid Waste ("MSW") Permit Number 42C (the "Permit") issued by the Texas Commission on Environmental Quality ("TCEQ");

WHEREAS, WMT plans on submitting to the TCEQ a major permit amendment application that would include, without limitation, a request to expand and reconfigure the Skyline Landfill ("Landfill"), as generally depicted for illustrative purposes only in Attachment 1, to modify the Landfill hours and to use alternative daily cover (hereafter collectively referred to as the "Application");

WHEREAS, WMT and the City agree that upon the filing of an application for an amended Permit, certain provisions of the Contract should be amended consistent with WMT's filed Application with the TCEQ and be effective thereafter regardless of the TCEQ's approval and issuance of an amended Permit;

WHEREAS, WMT and the City agree that certain other provisions of the Contract should be amended to be effective prior to the TCEQ's consideration of an Application and shall remain effective thereafter regardless of the grant or denial of any Application by the TCEQ, unless otherwise stated herein.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confessed, the Parties hereto agree as follows:

1. Effective thirty (30) days after the execution hereof, WMT will convert the Host Fee payment from a cubic yard to a tonnage based measurement and increase the Host Fee from \$1.03 per ton (based on the 2009 average) to \$1.20 per ton. Thereafter on each fifth (5th) anniversary of the signing of the Amendment, the Host Fee shall be increased by 2.5% per ton over the then-current Host Fee, as long as the Consumer Price Index, U.S. City Average for All

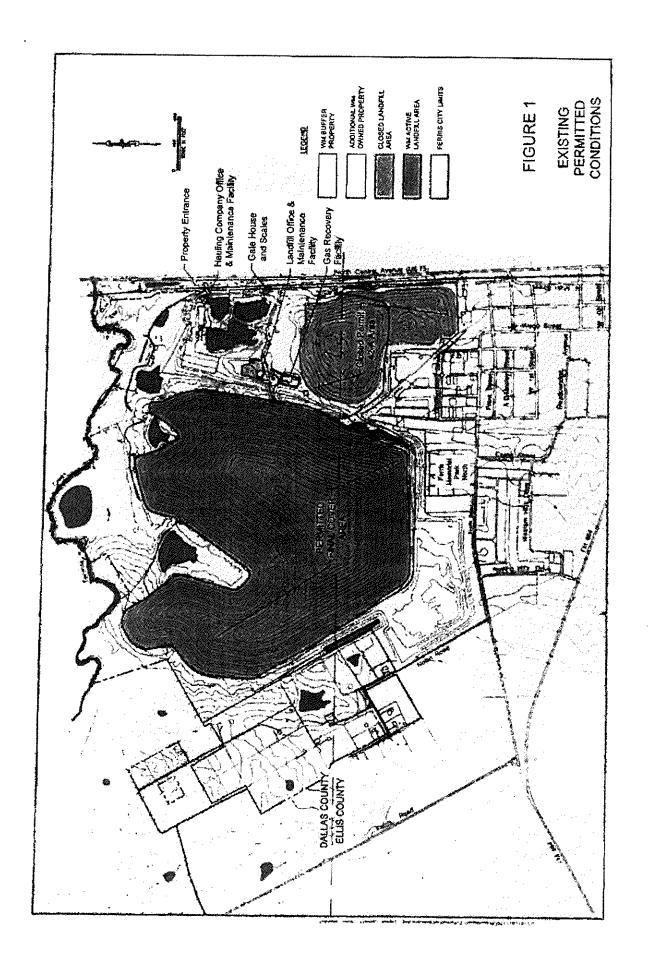
Urban Wage Earners, Dallas-Fort Worth Area, is higher in year five than it was in year one of the respective five-year period.

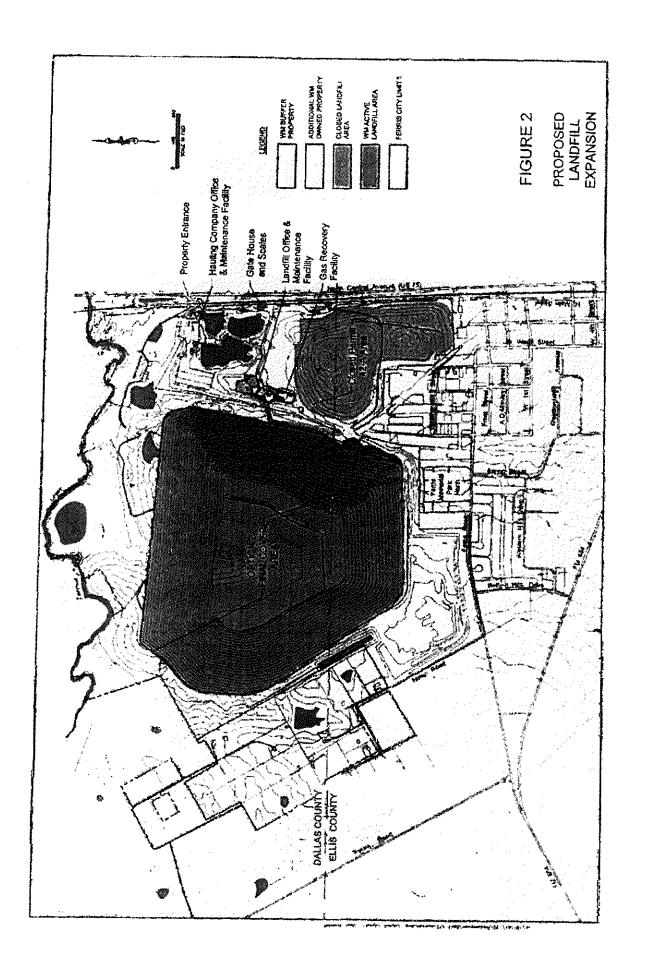
- 2. WMT anticipates filing with the TCEQ an Amended permit Application that will include a request to expand the Landfill. If WMT files an Application and WMT's attempt to obtain a final and nonappealable expansion Permit as part of its Application is unsuccessful ("unsuccessful" in this Amendment shall mean the TCEQ denies the expansion Application, a court denies the Application or reverses the TCEQ's decision to issue the permit, or WMT withdraws the Application or abandons court proceedings to obtain a final and non-appealable Application prior to the approved permit becoming final and non-appealable), there shall be a one-time reduction in the Host Fee whereby the then-current Host Fee payment shall be reduced by \$0.05 per ton effective thirty (30) days after WMT has provided written notice to the City of the unsuccessful Application. The five (5) year Host Fee adjustment clause outlined in Section 1 will apply throughout the term of the Contract regardless of the approval, denial, withdrawal or abandonment of the Application. This Amendment does not obligate WMT to file an Application.
- 3. The City agrees to support WMT's Application effort, and agrees not to oppose, interfere with, fund or assist any opponents relative thereto. The City agrees to process any required City permits to allow the operation of the Landfill in accordance with the Application and under the amended Permit.
- 4. The City agrees to support WMT's effort to obtain authorization from the TCEQ to use alternate daily cover(s) for WMT's waste acceptance operations at the Landfill. Such alternate daily covers may consist of items such as contaminated soils, auto fluff, tarps, spray-on blankets and the like. WMT agrees that all waste that is brought to the Landfill for disposal will be covered within twenty-four (24) hours of being deposited at the Landfill. If odor becomes an issue, the City reserves the right to require WMT to modify the types of covers they are utilizing to minimize odor issues.
- 5. The City agrees to support WMT's effort to obtain authorization from the TCEQ to expand the Landfill's waste acceptance hours to twenty-four (24) hours per day, Monday through Friday. More limited waste acceptance hours will be observed on Saturdays and the Landfill will continue to remain closed on Sundays, unless mutually agreed by the parties in writing. If the TCEQ approves WMT's request for expanded waste acceptance hours, WMT agrees not to modify the hours that the Landfill is open to accept waste without giving the City a minimum of sixty (60) days advance notice of the change in its waste acceptance hours.
- 6. WMT agrees that it shall continue to provide collection and disposal of Acceptable Waste at no charge for (a) up to 1,600 residential home customers within the City of Ferris; and (b) for 350 commercial business customers located within the City's limits until Closure of the Landfill. If the number of commercial businesses located within the City's limits exceeds 350, WMT will provide the City with a proposed rate to provide the collection and disposal services to commercial businesses that exceed 350.

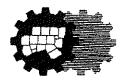
- 7. WMT shall continue remitting gas recovery royalty payments to the City as set forth in the Landfill Gas Royalty Agreement throughout the term of the Permit or any amended Permit for as long as WMT continues the sale of energy generated at the Landfill's gas-to-energy facility.
- 8. WMT agrees to discuss the possibility of making future donations of land owned by WMT to the City for the City's or its designee's use (e.g., sports park, cemetery expansion, senior citizen center). Such land donations by WMT may have certain use restrictions, not limited to but including residential or commercial development.
- 9. WMT agrees to negotiate in good faith with the City concerning the sharing of revenue that WMT may derive from technologies that may be developed and/or implemented at the Landfill, which are not already providing revenue to the City from current Landfill operations or gas recovery host fees arising from the Landfill.
- 10. Nothing contained herein shall be deemed to amend or modify the Contract, except as expressly set forth herein, and any such terms of the Contract not amended hereby shall remain in full force and effect. In the event of a conflict between the terms of the Contract and this Amendment, the terms of this Amendment shall control. City's obligations under Paragraphs 3-5 are expressly conditioned upon WMT's filing of an Application consistent with the provisions of this Amendment; however, in any event such City obligations shall cease upon issuance of an amended Permit or in the event an Application is unsuccessful as such is defined in Paragraph 2 above.

IN WITNESS WHEREOF, this Amendment has been executed as of the date first set forth above.

CITY:	CONTRACTOR:
CITY OF FERRIS, TEXAS	WASTE MANAGEMENT OF TEXAS, INC.
By: All Marea Richard M. Barrett	By: Daint Man
Its: Mayor	Its: VICE PRESIDENT







North Central Texas Council Of Governments

December 15, 2011

Mr. Rick Losa Skyline Landfill Waste Management of Texas, Inc. P. O. Box 400 Ferris, Texas 75125

Re: Permit Amendment MSW-42D, Skyline Landfill

Dear Mr. Losa:

Thank you for your presentation to the Assuring Capacity for Trash (ACT) Subcommittee of the Resource Conservation Council (RCC) regarding *Permit Amendment No. MSW-42D* for the *Skyline Landfill, 1201 North Central Avenue, Ferris, Texas 75125.* As you know, the North Central Texas Council of Governments (NCTCOG) has been directed by the Texas Commission on Environmental Quality (TCEQ) to determine the consistency of solid waste permit applications and amendments, and registration applications with the *Regional Plan*.

This letter is to confirm that at their November 10, 2011 meeting, the RCC found the proposed major permit amendment consistent with the goals of the *Regional Solid Waste Management Plan*. When TCEQ determines the application to be Technically Complete, NCTCOG will be asked to give a final determination of consistency with the *Regional Plan*. Unless there are significant changes to the final permit amendment from those outlined in your presentation, this determination should not change.

If you have any questions regarding NCTCOG's consistency review procedures, please contact Doug Anthony by phone at 817-695-9139 or by email at danthony@nctcog.org.

Sincerely.

Steve Massey, Chair

Resource Conservation Council

cc: Mark R. Vickery, P.G. Executive Director Texas Commission on Environmental Quality MC-109 P.O. Box 13087 Austin, Texas 78711-3087

Kenneth Welch, P.E. Principal Engineer Biggs & Mathews Environmental 1700 Robert Road, Suite 100 Mansfield, Texas 76063

Resource Conservation Council

April 12, 2012

Mr. Doug Anthony
Environment and Development Planner
North Central Texas Council of Governments
616 Six Flags Drive
Arlington, Texas 76011

Re:

Waste Management of Texas, Inc. (WMTX) Skyline Landfill, Dallas and Ellis Counties, Texas Permit Amendment Application MSW 42D

Dear Mr. Anthony:

On behalf of Waste Management of Texas, Inc. (WMTX), Biggs & Mathews Environmental is preparing a major permit amendment application for an expansion of the existing Skyline Landfill, a 667-acre Type I municipal solid waste disposal facility located in Dallas and Ellis Counties. The Skyline Landfill is owned and operated by WMTX and currently provides waste disposal capacity for residences and businesses in Dallas and Ellis Counties and surrounding Texas counties.

The Assuring Capacity for Trash (ACT) Subcommittee of the Resource Conservation Council (RCC) found the proposed major permit amendment consistent with the goals of the Regional Solid Waste Management Plan at their meeting November 10, 2011, as documented in correspondence from NCTCOG dated December 15, 2011.

In accordance with 30 TAC $\S 330.61(p)$, we have enclosed Parts I and II (Volume 1) of the permit amendment application for your review.

Please call or e-mail me at 817-563-1144 or kwelch@biggsandmathews.com if you have any questions or need additional information.

Sincerely,

BIGGS & MATHEWS ENVIRONMENTAL TBPE No. F-256 + TBPG No. 50222

Kenneth J. Welch, P.E.

Principal Engineer

Enclosure: Skyline Permit Amendment Application Volume 1 - Parts I and II