



Shanti Landon, Placer County, Chair

Krista Bernasconi, City of Roseville (Alternate)

Bonnie Gore, Placer County

Bill Halldin, City of Rocklin

Holly Andreatta, City of Lincoln

Scott Scholz, General Manager

WESTERN PLACER WASTE MANAGEMENT AUTHORITY MEETING OF THE BOARD OF DIRECTORS

DECEMBER 12, 2024 4:00 PM

Materials Recovery Facility Administration Building
3013 Fiddymment Road, Roseville, CA 95747

The WPWMA Board of Directors DECEMBER 12, 2024 meeting will be open to in-person attendance. Meetings will be broadcast live on the WPWMA's YouTube channel <https://www.youtube.com/@wpwma>

Materials related to an item on this Agenda submitted to the Board of Directors after distribution of the agenda packet are available for public inspection by emailing the Clerk of the Board at info@wpwma.ca.gov. The Western Placer Waste Management Authority is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you require disability-related modifications or accommodations, please contact the Clerk of the Board at (916) 543-3960 or info@wpwma.ca.gov. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk three business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated if time permits.

1. Call Meeting to Order
2. Pledge of Allegiance (Director Gore)
3. Roll Call
4. Statement of Meeting Procedures
5. Public Comment

This is a time when persons may address the Board regarding items not on this Agenda. It is requested that comments be brief, since the Board is not permitted to take any action on items addressed under Public Comment.

6. Closed Session
 - a. Government Code §54957(b)(1) – Public Employment
Title: General Counsel
 - b. Government Code Section §54956.8 – Conference with Real Property Negotiator
Property: Approximately 133 acres of property located west of Fiddymment Road and north of Sunset Blvd West, approximately 2.6 miles west of State Route 65 in unincorporated Placer County; APN: 017-062-003
WPWMA Negotiators: Scott Scholz, Eric Oddo, Robert Sandman
Negotiating Partners: WPWMA and Sierra Joint Community College District
Under Negotiation: Price, terms, and conditions of purchase and sale.
7. Announcements & Information
 - a. Report from the General Manager (Scott Scholz) ---

- b. Financial Reports (Eric Oddo) Pg. 3
- c. Monthly Tonnage Reports (Will Scheffler) Pg. 5
- d. Facility Projects Update (Ryan Schmidt) Pg. 11
- e. Energy 2001 Royalties (Sara Lyon) Pg. 15
- 8. Consent Agenda
 - a. Minutes of the Board Meeting held October 10, 2024 Pg. 17
Approve as submitted.
 - b. Envirosuite Agreement (Sara Lyon) Pg. 23
 - 1. Authorize the General Manager or designee, upon review and approval by WPWMA Counsel, to sign a three-year sole-source service agreement with Envirosuite, Inc. for routine maintenance and support services for the continuous odor monitoring system software and hardware for an amount not to exceed \$169,227.
 - 2. Determine that the recommended action is exempt from environmental review pursuant to California Environmental Quality Act Guidelines Sections 15301 and 15306.
- 9. Action Items
 - a. Site Wide Odor Plan Update (Sara Lyon) Pg. 39
 - 1. Approve updates to the Site Wide Odor Plan.
 - 2. Determine that the recommended action is not a project pursuant to California Environmental Quality Act Guidelines Section 15378.
 - b. Agreement with Wisewood Energy (Eric Oddo) Pg. 47
 - 1. Authorize staff to negotiate a lease agreement with Wisewood Energy allowing for the design, construction, and operation of a woody biomass facility on the WPWMA's campus consistent with the attached proposed deal points.
 - 2. Determine that the recommended action is not a project pursuant to California Environmental Quality Act Guidelines Section 15378.
- 10. Reports from Directors
- 11. Upcoming Agenda Items
Identification of any items the Board would like staff to address at a future meeting.
- 12. Adjournment

Western Placer Waste Management Authority - Operations Fund Income Statement
(unaudited/depreciation excluded)

**Year-to-Date
October 2024**

	Year to Date				
	<u>Annual Budget</u>	<u>Budget</u>	<u>Actuals</u>	<u>Variance</u>	<u>Notes</u>
Revenue					
42005:Fair Market Value Adjustment	-	-	404,951	404,951	Gain associated with the difference between the market value and face value of the WPWMA bonds
42010:Investment Income					
Interest / Investment Income	319,602	106,534	392,086	285,552	Budgeted a lower rate of return based on previous years' earnings rate
Interest with Fiscal Agent	303,071	101,024	478,110	377,086	Greater than anticipated bond yields
42030:Rents and Concessions	503,679	167,893	81,241	(86,652)	Includes \$55,586 in reverse accruals from FY23/24. Royalty payments for August - October not yet received
44270:State Aid - Other Programs	56,000	18,667	(199,312)	(217,978)	Includes \$214,344 in reverse accruals from FY23/24.
46240:Sanitation Services - Other	29,247	9,855	10,138	283	Tipping fee revenues tracking ~0.6% above budgeted amounts
46250:Solid Waste Disposal	49,175,673	16,668,876	16,776,113	107,236	Tipping fee revenues tracking ~0.6% above budgeted amounts
46360:Other Fees and Charges	-	-	161,822	161,822	Reimbursement from RRG members and from FCC for permit related costs
48030:Miscellaneous	20,000	6,667	94,157	87,490	Financing fees and liquidated damages assessment against FCC
49040:Gain/Loss on Fixed Asset Disposal	-	-	-	-	
49080:Operating Transfers In	-	-	-	-	
Total Revenue	50,407,273	17,079,516	18,199,306	1,119,790	
Expenses					
Capital Assets:					
54430:Buildings & Improvements	4,423,154	1,032,601	1,032,601	(0)	
54450:Equipment	2,359,811	-	-	-	
54470:Infrastructure	528,556	-	-	-	
54480:Land Improvements	8,039,659	4,850,155	3,023,467	1,826,687	Costs predominately related to Module 6 construction; overestimate current cost impact of west LF permitting
Operating Expenses:					
51010:Wages and Salaries	3,241,581	1,080,527	899,243	181,284	Admin/Fiscal Officer, Exec. Admin & Utility Service Worker positions not filled as of October 31.
52030:Clothing and Personal	4,125	1,375	596	779	
52040:Communication Services Expense	12,000	4,000	1,999	2,001	
52050:Food	1,000	333	827	(494)	
52060:Household Expense	1,500	500	303	197	
52080:Insurance	489,448	163,149	193,603	(30,454)	Quarterly fee paid for County Risk Management services doubled compared to previous FY; insufficient amount budgeted
52140:Parts	100	33	-	33	
52160:Maintenance	96,330	32,110	42,283	(10,173)	Greater than expected maintenance on WPWMA-owned heavy equipment.
52161:Maintenance - Building	5,000	5,000	32,823	(27,823)	Greater than expected facility maintenance/modifications performed by County staff per WPWMA request
52170:Fuels & Lubricants	20,000	6,667	865	5,801	Lower than expected fuel costs
52180:Materials - Buildings & Improvements	1,250	417	819	(402)	
52220:Laboratory Supplies	-	-	6,865	(6,865)	Funding for lab supplies and analytical testing not included in the Final Budget
52240:Professional / Membership Dues	12,000	12,000	895	11,105	Several professional membership annual dues and event booth fees not realized yet.
52250:Services and Supplies	7,500	2,500	-	2,500	
52260:Misc Expense	-	-	-	-	
52320:Printing	20,000	6,667	(1,639)	8,306	Includes \$4,531 in reverse accruals from FY23/24. To date WPWMA has had lower than anticipated printing needs.
52330:Other Supplies	40,000	13,333	12,009	1,324	
52340:Postage	1,000	333	795	(462)	
52360:Prof. & Special Svcs - General	2,960,912	986,971	355,897	631,074	Includes \$183,774 in reverse accruals from FY23/24. Several projects not yet started.
52370:Professional and Special Services - Legal	350,000	116,667	38,605	78,062	October legal fees not yet realized
52380:Prof. & Special Svcs - Tech., Eng. & Env.					
SC3140 Building Maintenance Installation and Repair Services	200,000	66,667	4,139	62,528	Lower than expected CCTV maintenance service costs to date
SC3180 MRF Operations	27,938,324	8,298,627	5,912,017	2,386,611	Includes \$2,024,226 in reverse accruals from FY23/24.
SC3190 Landfill Operations	2,790,653	930,218	1,271,762	(341,544)	Greater than projected material quantities disposed of at WRSL
SC3320 Environmental and Ecological Services	110,000	36,667	5,662	31,005	Lower than projected Placer County Environmental Utilities staff costs
SC3322 Hazardous Waste	500	167	-	167	
52390:Prof. & Special Svcs - County	200,000	66,667	10,434	56,233	Lower than expected County service fees
52400:Prof. & Special Svcs - IT	100,000	33,333	8,085	25,248	IT costs not yet realized
52440:Rents and Leases - Equipment	24,000	8,000	-	8,000	No equipment rental to date
52450:Rents and Leases - Buildings & Improvements	100	33	-	33	
52460:Small Tools & Instruments	1,000	333	288	45	
52470:Employee Benefit Systems	14,847	4,949	4,571	378	
52480:PC Acquisition	6,000	-	-	-	
52510:Commissioner's Fees	6,000	2,000	1,200	800	No meeting in November; Directors absent at September and October meetings
52540:Signing & Safety Material	250	83	-	83	
52560:Small Equipment	2,000	667	321	345	
52570:Advertising	689,000	229,667	30,560	199,106	Includes \$34,461 in reverse accruals from FY23/24. Several one-time costs not realized yet.
52580:Special Department Expense	4,200	4,200	2,999	1,201	Office equipment for several planned staff hires not yet realized
52785:Training / Education	17,000	17,000	1,473	15,527	Multiple staff training and conference attendance costs not yet realized
52790:Transportation and Travel	70,000	23,333	6,324	17,009	Lower than anticipated fleet costs to date.
52800:Utilities	165,000	55,000	49,972	5,028	Lower than anticipated utility costs to date.
52810:Operating Materials	-	-	-	-	
53050:Debt Issuance Costs	-	-	-	-	
53060:Bond Interest	4,521,535	-	(372,708)	372,708	Interest earned on the bonds that will be used to offset the semi-annual bond interest payment in November.
53190:Taxes and Assessments	549,878	137,470	136,772	698	
53250:Contributions to Other Agencies	280,873	280,873	280,873	(0)	
53390:Transfer Out A-87 Costs	27,508	9,169	9,169	-	
55510:Operating Transfer Out	-	-	-	-	
55561:Interfund/Intrafund Activities Out	-	-	-	-	
59000:Appropriation for Contingencies	100,000	-	-	-	
Total Expenses	60,541,595	18,520,460	13,006,771	5,513,689	
Net Income/(Loss)	(10,134,322)	(1,440,944)	5,192,535	6,633,479	
Additional non Income Statement Transactions:					
Bond Proceeds	10,122,422	5,882,755	4,056,068	1,826,687	
Planned use of Reserves	3,750,000	1,250,000	-	1,250,000	
Total with Bond Proceeds and Reserves	3,738,100	5,691,811	9,248,603	9,710,166	

Notes:

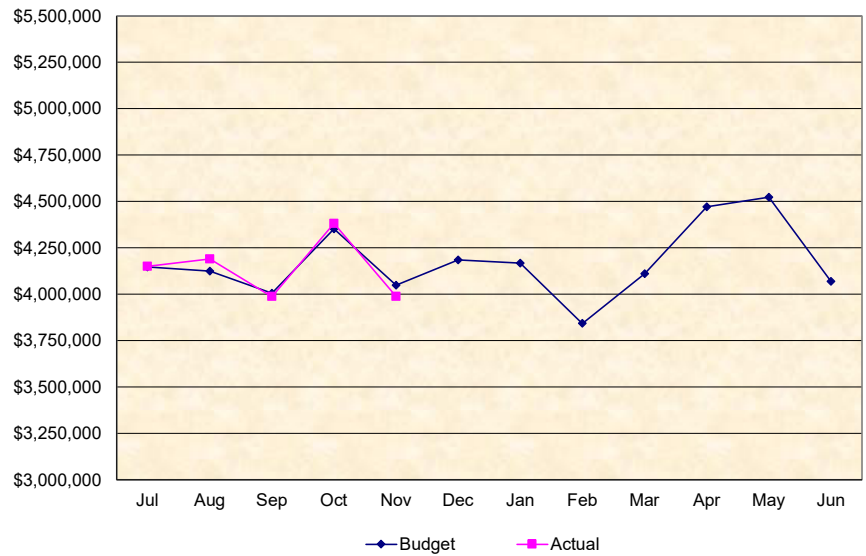
- Budgeted revenues and expenses are prorated equally each month of the fiscal year, whereas actual revenues and expenses reflect those realized as of the date of the report. This may lead to notable reported discrepancies between budgeted and actual amounts.
- Differences in the coding between the budgeted and actual revenues and expenses may result in notable reported discrepancies within the report.
- Additional non income Statement Transactions reflect amounts from WPWMA's Balance Sheet and are shown on this report for tracking and informational purposes only.

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Fiscal Year 2024-2025

Combined Revenue

Month	Budget	Actual	Variance
Jul	\$4,146,950	\$4,150,771	\$3,821
Aug	\$4,123,593	\$4,189,663	\$66,070
Sep	\$4,005,325	\$3,987,149	(\$18,176)
Oct	\$4,352,558	\$4,381,962	\$29,404
Nov	\$4,048,518	\$3,987,701	(\$60,817)
Dec	\$4,184,750		
Jan	\$4,167,689		
Feb	\$3,842,833		
Mar	\$4,109,782		
Apr	\$4,471,548		
May	\$4,523,216		
Jun	\$4,068,308		
Totals:	\$50,045,070	\$20,697,246	\$20,302

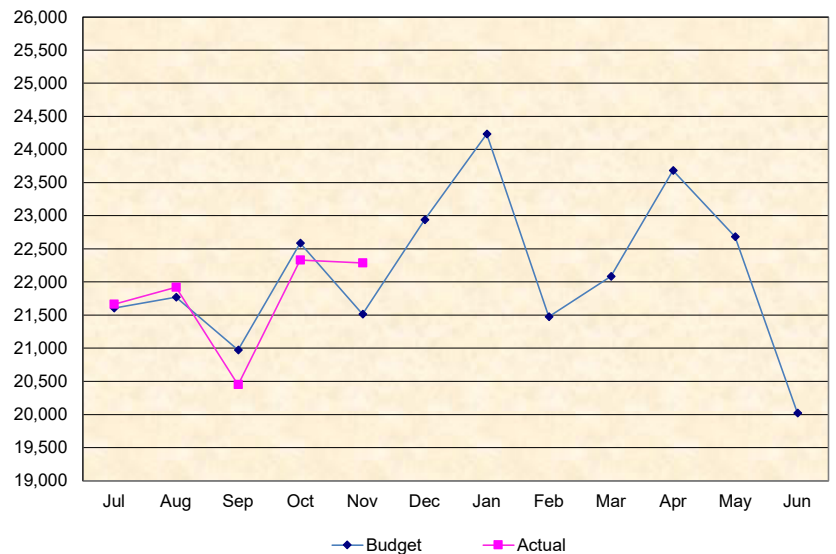


Combined Tipping Fee Revenue Year to Date

Budget	\$20,676,944
Actual:	\$20,697,246
Variance	\$20,302

MSW Tonnage

Month	Budget	Actual	Variance
Jul	21,608	21,663	55
Aug	21,768	21,921	153
Sep	20,972	20,450	(522)
Oct	22,588	22,332	(256)
Nov	21,516	22,288	772
Dec	22,941		
Jan	24,235		
Feb	21,478		
Mar	22,083		
Apr	23,684		
May	22,682		
Jun	20,023		
Totals:	265,579	108,654	202

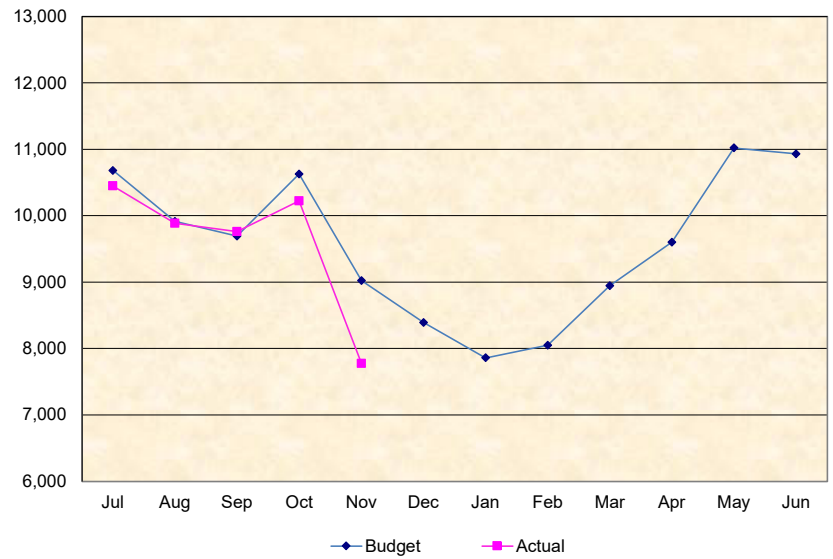


MSW Tonnage Year to Date

Budget:	108,452
Actual:	108,654
Variance	202

C&D Tonnage

Month	Budget	Actual	Variance
Jul	10,680	10,447	(232)
Aug	9,915	9,885	(31)
Sep	9,691	9,760	69
Oct	10,628	10,222	(406)
Nov	9,023	7,776	(1,248)
Dec	8,393		
Jan	7,861		
Feb	8,049		
Mar	8,944		
Apr	9,598		
May	11,021		
Jun	10,931		
Totals:	114,736	48,090	(1,848)

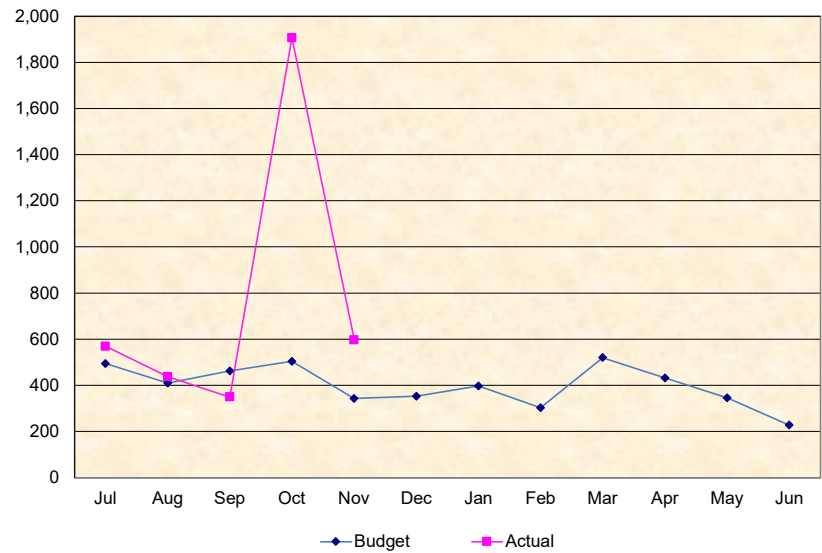


C&D Tonnage Year to Date

Budget:	49,938
Actual:	48,090
Variance	(1,848)

Sludge & Mixed Inerts Tonnage

Month	Budget	Actual	Variance
Jul	494	569	75
Aug	410	437	27
Sep	462	350	(113)
Oct	504	1,907	1,403
Nov	343	596	253
Dec	353		
Jan	398		
Feb	303		
Mar	520		
Apr	432		
May	345		
Jun	227		
Totals:	4,792	3,858	1,646

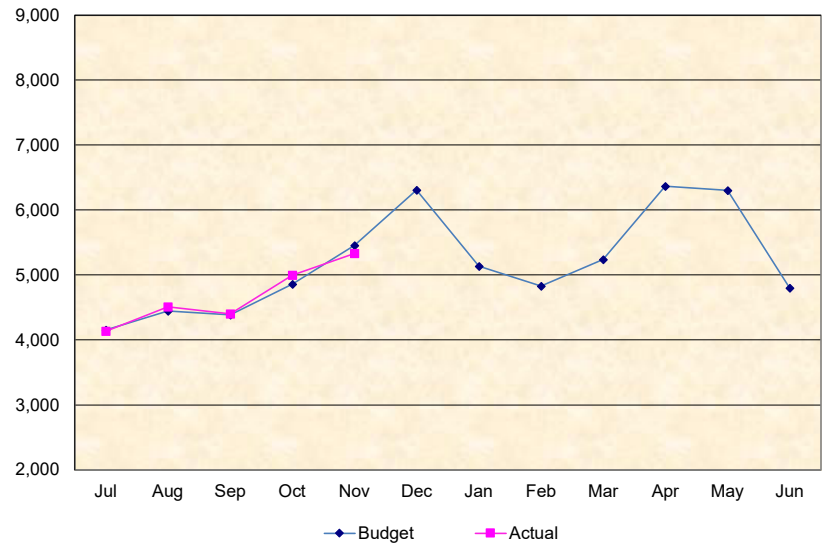


Sludge & Mixed Inerts Tonnage Year to Date

Budget:	2,213
Actual:	3,858
Variance	1,646

Green Waste Tonnage

Month	Budget	Actual	Variance
Jul	4,156	4,137	(19)
Aug	4,445	4,511	66
Sep	4,388	4,400	11
Oct	4,858	4,997	138
Nov	5,456	5,334	(122)
Dec	6,308		
Jan	5,135		
Feb	4,831		
Mar	5,241		
Apr	6,367		
May	6,303		
Jun	4,802		
Totals:	62,290	23,378	75

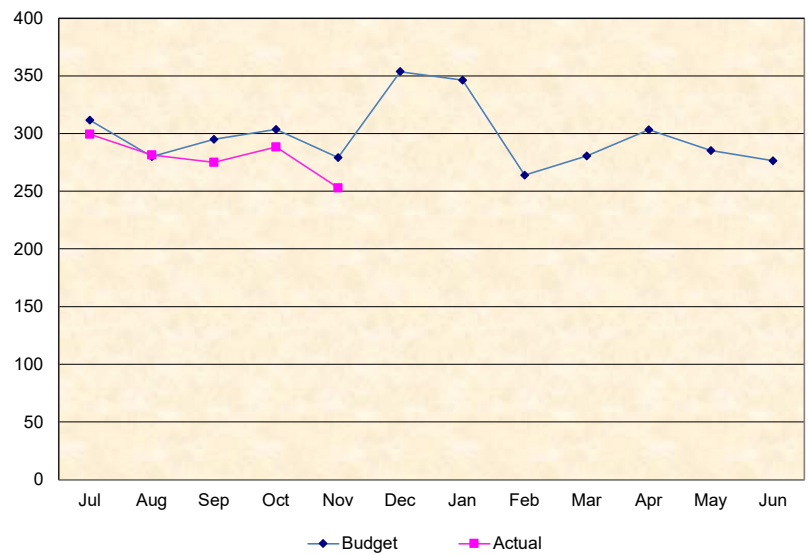


Green Waste Tonnage Year to Date

Budget:	23,304
Actual:	23,378
Variance	75

Food Waste Tonnage

Month	Budget	Actual	Variance
Jul	312	300	(12)
Aug	280	282	1
Sep	295	275	(20)
Oct	304	288	(15)
Nov	279	253	(26)
Dec	354		
Jan	346		
Feb	264		
Mar	281		
Apr	303		
May	285		
Jun	276		
Totals:	3,579	1,397	(72)

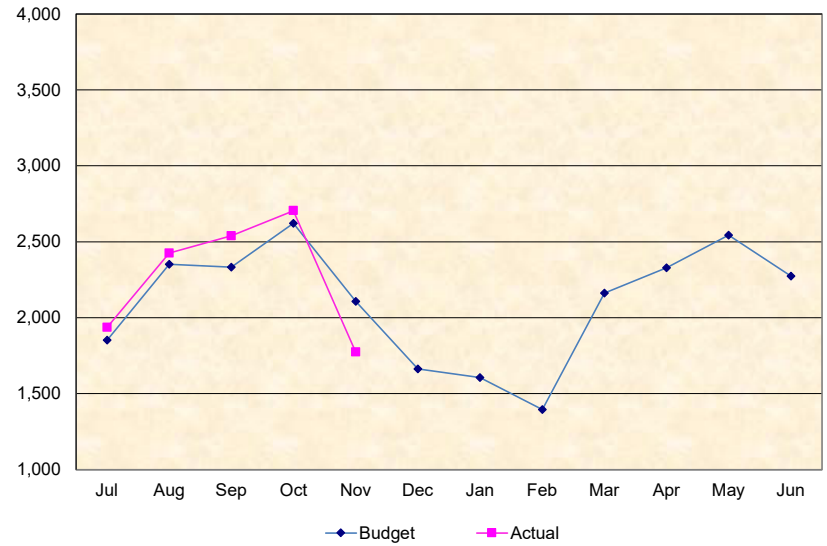


Food Waste Tonnage Year to Date

Budget:	1,469
Actual:	1,397
Variance	(72)

Inerts Tonnage

Month	Budget	Actual	Variance
Jul	1,852	1,937	85
Aug	2,352	2,425	73
Sep	2,333	2,540	207
Oct	2,623	2,706	83
Nov	2,107	1,774	(333)
Dec	1,664		
Jan	1,605		
Feb	1,396		
Mar	2,163		
Apr	2,329		
May	2,543		
Jun	2,274		
Totals:	25,242	11,382	115

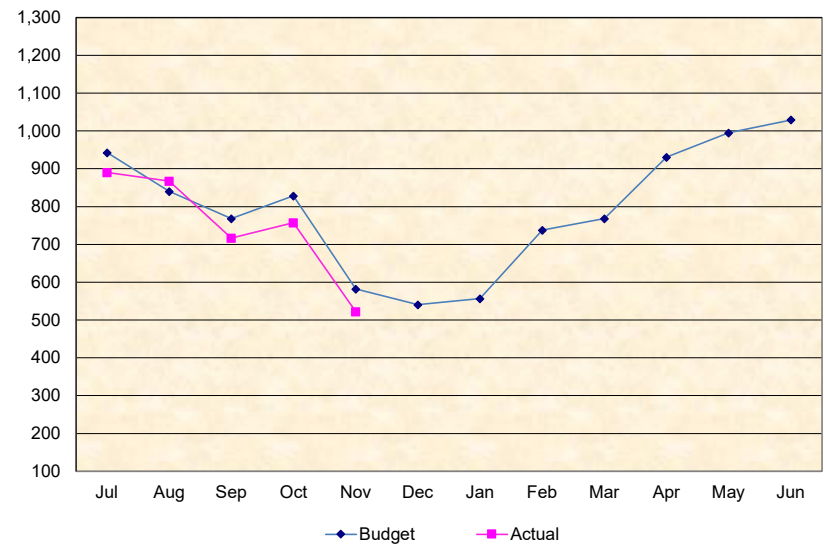


Inerts Tonnage Year to Date

Budget:	11,267
Actual:	11,382
Variance	115

Wood Tonnage

Month	Budget	Actual	Variance
Jul	943	891	(52)
Aug	840	867	27
Sep	768	717	(51)
Oct	828	758	(70)
Nov	582	522	(60)
Dec	541		
Jan	557		
Feb	738		
Mar	768		
Apr	931		
May	995		
Jun	1,030		
Totals:	9,521	3,755	(207)

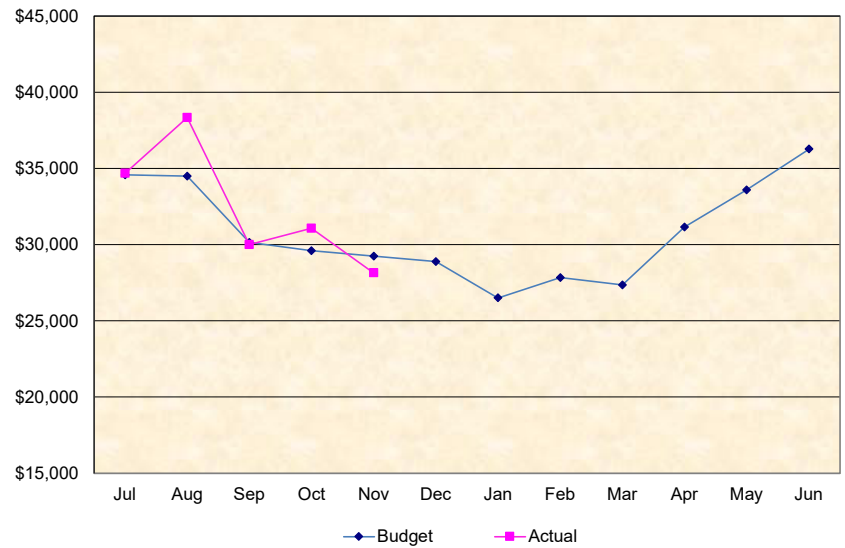


Wood Tonnage Year to Date

Budget:	3,962
Actual:	3,755
Variance	(207)

Miscellaneous Tipping Fee Revenue

Month	Budget	Actual	Variance
Jul	\$34,587	\$34,676	\$90
Aug	\$34,502	\$38,342	\$3,839
Sep	\$30,150	\$30,003	(\$147)
Oct	\$29,595	\$31,072	\$1,478
Nov	\$29,233	\$28,142	(\$1,091)
Dec	\$28,886		
Jan	\$26,510		
Feb	\$27,827		
Mar	\$27,349		
Apr	\$31,144		
May	\$33,581		
Jun	\$36,269		
Totals:	\$369,633	\$162,236	\$4,169



Miscellaneous Tipping Fee Revenue Year to Date

Budget:	\$158,067
Actual:	\$162,236
Variance	\$4,169

Miscellaneous tipping fee revenue reflects tipping fees received from tires, treated wood waste, appliances, and water treatment plant sludges.

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**MEMORANDUM
WESTERN PLACER WASTE MANAGEMENT AUTHORITY**

TO: **WPWMA BOARD OF DIRECTORS**
FROM: **SCOTT SCHOLZ / RYAN SCHMIDT**
SUBJECT: **ITEM 7D: FACILITY PROJECTS UPDATE**

DATE: **DECEMBER 12, 2024**

RECOMMENDED ACTION:

None. This item is for information purposes only.

BACKGROUND:

This report focuses on ongoing projects across WPWMA's campus including the Materials Recovery Facility (MRF) and Western Regional Sanitary Landfill (WRSL).

MRF Improvements

Phase 1 – C&D and Greenwaste ASP

The new C&D and Greenwaste ASP facilities are in operation.

Phase 2 – Maintenance Building and ADA Improvements

Construction of the remainder of the exterior and interior ADA improvements to accommodate California Building Code requirements for an accessible path of travel, parking stalls, toilet and bathing facilities, and lockers remain on hold pending an updated cost estimate from FCC's contractor following agreement between the WPWMA and FCC regarding items that can safely be removed from the scope.

There are several outstanding punch list items remaining for the Maintenance Building before Placer County will approve occupancy. Staff anticipate the County granting occupancy by late January 2025.

Phase 3A – MRF

VanDyk continues to install new equipment inside the MRF, with roughly 60% of equipment in place as of the first week of November.

FCC began demolition of the MRF Fire Suppression System November 17, 2024. Construction Plans and Fire Watch Plans have received Fire Marshall Approval, and FCC estimates completion of the fire system in March 2025.

Grading for the "alleyway" construction is in process, and FCC continues to work through the Placer County permit process for associated construction. Concrete pad pouring preparation is currently underway, with asphalt work to follow. Completion of the alley way is anticipated to take a total of approximately three months, weather dependent. FCC's current estimated completion date is early January 2025.

Phase 3B – MSW CASP and Traffic Improvements

Project kick-off meetings for Phase 3B were held with the contractor and subcontractors on November 11 and 21, 2024. The Phase 3B construction start date is anticipated to be December 9, pending regulatory approvals. The first tasks to be completed will be

the survey of the organics conveyor footings, followed by a survey of the east half of the proposed CASP area pending agency approvals of relocated materials.

Certificate of Occupancy

Final Certificates of Occupancy are subject to the WPWMA granting roadway easements to Placer County along Fiddymont Road. Following meetings between the WPWMA and Placer County in September, staff understand that Placer County is preparing a letter to the WPWMA outlining a proposed process to resolve the easement issue.

Module 6 Liner Project

All subsurface water mitigation elements required by the Water Board have been installed and implemented and will be monitored throughout the wet season. Staff will submit a formal report and letter following the rainy season.

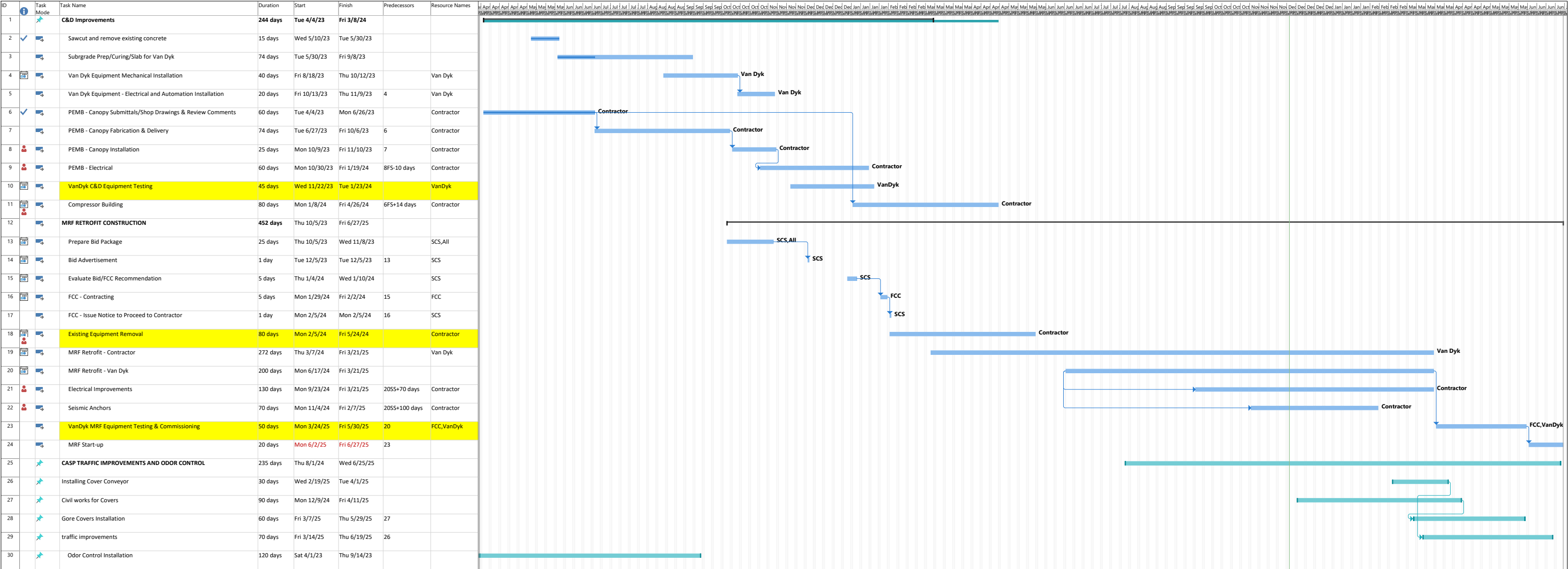
Substantial completion for the project was achieved on November 20, 2024. Staff is working on final close-out paperwork, along with the completion of the final punch-list. Once the design engineer has completed the Final CQA Report, WPWMA Staff will submit it to the Water Board for Approval

South Placer Wastewater Authority (SPWA) Compliance Project

This update applies directly to the scope of work outlined in the Compliance Plan and Schedule submitted to City of Roseville and Placer County Staff on October 15, 2024 identifying the required milestones to reach full site compliance by October of 2026, as described in the WPWMA's wastewater discharge permit issued by the City of Roseville.

The next step in this process includes trial of a granular activated carbon filtration system. Staff will submit pre- and post-treatment samples to a laboratory throughout the trial to determine the system's efficiency in removal of the constituents outlined in the wastewater discharge permit.

ATTACHMENTS: FCC CRITICAL PATH UPDATE



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**MEMORANDUM
WESTERN PLACER WASTE MANAGEMENT AUTHORITY**

TO: **WPWMA BOARD OF DIRECTORS** DATE: **DECEMBER 12, 2024**
FROM: **SCOTT SCHOLZ / SARA LYON** *SL*
SUBJECT: **ITEM 7E: FY 2023/24 ENERGY 2001 ROYALTY ANALYSIS**

RECOMMENDED ACTION:

None. This report is for information purposes only.

BACKGROUND:

The Lease Agreement between WPWMA and Energy 2001 includes a provision for the WPWMA to receive royalty payments from Energy 2001 based on electricity generation during the fiscal year. The revenue due to the WPWMA is based on the monthly gross revenues earned by Energy 2001 as opposed to a set percentage of all gross revenues. The methodology for computing the effective monthly royalty rate is:

<u>Monthly Gross Revenues (MGR)</u>	<u>Applicable Monthly Royalty Rate</u>
Less than \$175,000	2%
Between \$175,000 and \$280,000	0.00009524% x MGR – 10.66%
Over \$280,000	16%

Energy 2001 reported \$2,625,416 in gross revenues in FY 2023/24 which resulted in \$282,227 in royalties earned by the WPWMA for an average annual rate of 10.18%. In FY 2023/24, the WPWMA earned \$79,859 less in royalties compared to FY 2022/23.

The decrease in average monthly royalties of 22.06% from the previous year does not appear directly correlated to the drop of 3.61% in average monthly gas volume to the facility. Staff have discussed this with Energy 2001 and there are operational variables that affected Energy 2001's electrical generation, such as unplanned outages. This reporting period also included PG&E lines being down for roughly a week, causing the plant to go offline and the available gas unable to be utilized.

The attached table presents a monthly summary of Energy 2001's revenue and the royalties paid to WPWMA.

ATTACHMENT: SUMMARY OF ENERGY 2001 REVENUES, ROYALTY RATES AND ROYALTIES PAID TO WPWMA

**SUMMARY OF ENERGY 2001 REVENUES,
ROYALTY RATES AND ROYALTIES PAID TO WPWMA**

Month	Energy 2001 Monthly Gross Revenue	Effective Royalty Rate	Royalties Paid to WPWMA
July	\$211,574.28	9.49%	\$20,078.40
August	\$188,406.30	7.28%	\$13,715.98
September	\$149,900.51	3.62%	\$5,426.40
October	\$252,056.58	13.35%	\$33,649.55
November	\$220,413.71	10.33%	\$22,768.74
December	\$246,080.84	12.78%	\$31,449.13
January	\$245,438.86	12.72%	\$31,219.82
February	\$146,642.29	3.31%	\$4,853.86
March	\$254,685.12	13.60%	\$34,637.18
April	\$235,494.60	11.77%	\$27,717.71
May	\$238,910.41	12.09%	\$28,884.27
June	\$235,812.39	11.80%	\$27,825.86
Total	\$2,625,415.89	10.18%	\$282,226.90



WESTERN PLACER WASTE MANAGEMENT AUTHORITY

Minutes of October 10, 2024

Meetings of the Western Placer Waste Management Authority Board of Directors are held in the WPWMA Board Chambers at 3013 Fiddymont Road, Roseville, CA.

Directors Present:

Shanti Landon
Scott Alvord
Bill Halldin
Dan Karleskint

Staff Present:

Scott Scholz	Emily Hoffman
Eric Oddo	Sara Lyon
Robert Sandman	Heather Wilden
Will Scheffler	

1. Call Meeting to Order: Chair Landon called the meeting to order at 5:30 PM.
2. Pledge of Allegiance: Director Alvord led the Pledge of Allegiance.
3. Roll Call: Director Gore was absent.
4. Statement of Meeting Procedures: Heather Wilden read the statement of meeting procedures.
5. Public Comment: None.
6. Closed Session

- a. Government Code Section 54956.8 – Conference with Real Property Negotiator

Property:	Approximately 133 acres of property located west of Fiddymont Road and north of Sunset Blvd West, approximately 2.6 miles west of State Route 65 in unincorporated Placer County; APN: 017-062-003
-----------	--

WPWMA Negotiators:	Scott Scholz, Eric Oddo, Robert Sandman
--------------------	---

Negotiating Partners:	WPWMA, Sierra Joint Community College District
-----------------------	--

Under Negotiation:	Price, terms, conditions of purchase and sale.
--------------------	--

Robert Sandman reported out of Closed Session that the Board heard a report and provided direction to staff.

- b. Government Code 54956.9(d)(3) – Conference with Legal Counsel.
Significant exposure to litigation; one potential case.

Robert Sandman reported out of Closed Session that no action was taken.

- c. Government Code 54956.9(d)(4) – Conference with Legal Counsel.
Initiation of litigation: one potential case.

Robert Sandman reported out of Closed Session that the Board heard a report and provided direction to Counsel.

7. Announcements & Information

- a. Report from the General Manager

Scott Scholz provided the following updates:

- A Temporary Certificate of Occupancy was received from the County for green waste aerated static pile composting and the system is now in use,

and the fire suppression system and phase 3B plans have been submitted to the County for review.

- WPWMA staff provided a tour to staff from CalRecycle's Local Assistance and Market Development Division and received positive feedback.
 - WPWMA received four proposals in response to the RFP for legal services and staff will evaluate and make a recommendation to the Board.
 - Staff released an RFP for architect services to upgrade the WPWMA's administrative offices.
 - Staff attended the grand opening for Keller Canyon Landfill in Pittsburgh, CA, the first facility in the state with a landfill gas to pipeline injectable RNG project.
 - Staff submitted the first reimbursement request for the CalRecycle organics grant.
 - Wisewood Energy presented a concept to staff for siting a biomass facility on the WPWMA's campus to create energy onsite or neighboring development projects.
 - The WPWMA's Annual Odor Workshop is scheduled for October 29, 2024.
- b. Financial Reports: Eric Oddo summarized the report and answered questions from the Board.
- c. Monthly Tonnage Reports: Will Scheffler summarized the report. There were no questions from the Board.
- d. Facility Projects Update: Will Scheffler summarized the report. There were no questions from the Board.

8. Consent Agenda

- a. Minutes of the Board Meeting held September 12, 2024
Staff recommended the Board approve the minutes as submitted.
- b. Module 6 Liner Project
Staff recommended the Board:
1. Approve an increase of \$250,000 to the spending authority associated with the Module 6 Liner Installation – Project No. PJ01894 delegated to the General Manager, increasing the total delegated spending authority to an amount not to exceed \$9,863,703.
 2. Determine that the recommended actions are each not a project pursuant to California Environmental Quality Act Guidelines Section 15378.
- c. Extension of Temporary Right of Entry Agreement with City of Roseville
Staff recommended the Board:
1. Authorize the General Manager to submit a letter to the City of Roseville requesting an extension to the Temporary Right of Entry agreement with the City of Roseville and Envirosuite, allowing for continued monitoring and maintenance of the WPWMA's ambient e-Noses at specific City of Roseville parks.
 2. Determine that the recommended action is not a project pursuant to California Environmental Quality Act Guidelines Section 15378.

d. Agreement with LoCI Controls, Inc.

Staff recommended the Board:

1. Authorize the General Manager to negotiate and, upon review and approval by WPWMA Counsel, execute a service agreement with LoCI Controls, Inc (LoCI) to install, operate, and maintain a real-time data and control system for landfill gas extraction wells at the Western Regional Sanitary Landfill.
2. Determine the recommended action is exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15306.

The Chair opened public comment; no comments were received.

MOTION TO APPROVE: Alvord/Karleskint/Unanimous

9. Action Items

a. Sac State / Carlsen Center Work Orders

Staff recommended the Board:

1. Authorize the General Manager or designee, upon review and approval by WPWMA Counsel, to execute a work order with the Sac State / Carlsen Center for Innovation and Entrepreneurship to manage and facilitate a circular economy innovation competition on behalf of the WPWMA for an amount not to exceed \$55,000.
2. Authorize the General Manager or designee, upon review and approval by WPWMA Counsel, to execute a work order with the Sac State / Carlsen Center for Innovation and Entrepreneurship to initiate a WPWMA Innovation Lab and compensate faculty research to advance projects on the WPWMA's campus or an amount not to exceed \$25,000.
3. Determine that the recommended actions are not projects pursuant to California Environmental Quality Act Guidelines Section 15378.

Emily Hoffman introduced Laura Gonzalez, Waste and Sustainability Coordinator at Sac State and answered questions from the Board. The Board requested that staff provide an update halfway through the year.

The Chair opened public comment; no comments were received.

MOTION TO APPROVE: Karleskint/Alvord/Unanimous

b. Fiscal Year 2024/25 Final Budgets

Staff recommended the Board:

1. Approve the Fiscal Year 2024/25 Final Budgets for the Operating Fund, Closure/Postclosure Fund, Self-Insurance Fund and Odor Management Fund as presented in Exhibits A, B and C.
2. Determine that the recommended action is not a project pursuant to California Environmental Quality Act Guidelines Section 15378.

Eric Oddo summarized the report. There were no questions from the Board.

The Chair opened public comment; no comments were received.

MOTION TO APPROVE: Alvord/Karleskint

ROLL CALL VOTE: Karleskint/Halldin/Alvord/Landon

c. General Manager Spending and Signature Authorities

Staff recommended the Board:

1. Adopt Policy 24-02 establishing guidelines for the WPWMA General Manager's authority to:
 - a. Commit or spend WPWMA funds not to exceed \$50,000 for any individual commitment or purchase and the terms under which the General Manager can delegate spending authority.
 - b. Act as the WPWMA's signature authority for all WPWMA Contracts, Agreements, Grants, Applications, and Reports and the terms under which the General Manager can delegate signature authority.
3. Determine that the recommended actions are each not a project pursuant to California Environmental Quality Act Guidelines Section 15378.

Scott Scholz summarized the report. There were no questions from the Board.

The Chair opened public comment; no comments were received.

MOTION TO APPROVE: Karleskint/Halldin/Unanimous

d. MRF Improvements Change Orders

Staff recommended the Board:

1. Authorize the Chair to execute the Third Amendment to the Design/Build Agreement and the Fifth Amendment to the MRF Operating Agreement, subject to WPWMA Counsel concurrence, with FCC Environmental Services California, LLC.
2. Authorize the General to execute a Partial Exemption Certificate for Manufacturing and Research & Development Equipment for the benefit of FCC Environmental Services California, LLC.
3. Authorize the General Manager, upon review and approval by WPWMA Counsel, to execute any necessary additional future change orders to the Design/Build Agreement with FCC Environmental Services California, LLC for an additional amount not to exceed \$210,000 consistent with Section 20142 of the Public Contract Code.
4. Determine the recommended actions are each exempt from further environmental review pursuant to California Environmental Quality Act Guidelines Section 15301.

Scott Scholz summarized the report and answered questions from the Board.

The Chair opened public comment; no comments were received.

MOTION TO APPROVE: Halldin/Karleskint/Unanimous

10. WPWMA Board Composition Discussion

The Board discussed several options:

- A four-member Board with one representative from each jurisdiction
- A six-member Board with a second representative from Roseville
- Weighted voting among the Member Agencies
- Supermajority to approve items

11. Reports from Directors: None.

12. Upcoming Agenda Items: None.

13. Adjournment: Meeting was adjourned at 7:26 PM.

Respectfully Submitted,



Heather Wilden, Clerk of the Board

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**MEMORANDUM
WESTERN PLACER WASTE MANAGEMENT AUTHORITY**

TO: **WPWMA BOARD OF DIRECTORS** DATE: **DECEMBER 12, 2024**
FROM: **SCOTT SCHOLZ / SARA LYON** 
SUBJECT: **ITEM 8B: ENVIROSUITE CONTRACT RENEWAL**

RECOMMENDED ACTION:

1. Authorize the General Manager or designee, upon review and approval by WPWMA Counsel, to sign a three-year sole-source service agreement with Envirosuite, Inc. for routine maintenance and support services for the continuous odor monitoring system software and hardware for an amount not to exceed \$169,227.
2. Determine that the recommended action is exempt from environmental review pursuant to California Environmental Quality Act Guidelines Sections 15301 and 15306.

BACKGROUND:

Over the years WPWMA has undertaken a series of efforts to address odors associated with its facility including: facility enhancements and upgrades ahead of legally required timeframes, exploring and (where appropriate) implementing changes to operations, streamlining the process for the public to report odors, establishing greater engagement with nearby residents to discuss facility operations and resulting odors, employing systems to measure and record on-site and off-site odors and the development of a comprehensive site wide odor management plan (SWOP). In 2014 the WPWMA installed a continuous odor monitoring system (COMS) to provide for a more accurate and quantifiable analysis of the dispersion of odors generated by WPWMA's facility and in 2021 collection monitors, ambient e-Noses, were installed in three City of Roseville Parks. The system, comprised of both software and hardware, has continued to be operated and maintained by Envirosuite.

Following discussions between WPWMA staff and Envirosuite it was determined that combining the formerly separate three-year contracts, for COMS with the ambient collection sensor (e-Nose) maintenance and monitoring, into a single contract would be the best approach for the current renewal period of January 1, 2025, through December 31, 2027.

Based on the WPWMA's reliance on the COMS and e-nose system for investigating odors, along with Envirosuite's knowledge of our equipment and system, staff recommends your Board authorize the General Manager or designee to execute a sole-source agreement with Envirosuite for the extension of a three-year contract. The proposed agreement provides for software license, updates and routine monitoring and remote repair; non-routine maintenance and repair; and additional services and special projects.

ENVIRONMENTAL CLEARANCE:

Entering into a service agreement for the WPWMA's odor monitoring system is categorically exempt from further environmental review pursuant to Section 15301 "Existing Facilities" of the CEQA guidelines which provides for operation, repair, maintenance and minor alteration of existing public structures. The remaining work required under this Agreement is categorically exempt under CEQA Guidelines, Article 19, Section 15306 "Information Collection", which allows for data collection when such activities do not result in a serious or major disturbance to an environmental resource.

FISCAL IMPACT:

The cost of providing the proposed Scope of Services for the three-year Agreement is \$169,227. The first-year cost of this Agreement for software license, updates and routine monitoring and remote repair is \$25,500, paid at the start date of Annual license renewal, with the remaining two years of the contract cost being \$14,909. There are additional funds of \$30,000 for non-routine maintenance and repair along with \$18,000 for additional services and special projects. Funding for the first year is included in the FY 2024/25 Final Budget.

STRATEGIC PLAN/GOALS:

GOAL 1 – Improve outreach efforts, public education, and customer experience/service.

GOAL 4 – Establish well-planned facility infrastructure and ensure its proper maintenance and operation.

ATTACHMENTS: ENVIROSUITE SUBSCRIPTION & MAINTENANCE AGREEMENT 2025-2028
ENVIROSUITE CONTRACT 2025-2028

Contract	Western Placer Waste Management Authority (WPWMA) - Subscription & Maintenance Agreement	Contract ID	202210959
Contract Variation Title	Extension to the existing subscription and maintenance agreement for 3 years	Contract Variation Title	02

Summary

Envirosuite is pleased to provide Western Placer Waste Management Authority (WPWMA) with a subscription renewal for the ambient air odor solution using Envirosuite Omnis. The sensors and software platform are meant to enhance the ability of WPWMA's staff to deal with fugitive odors by providing real-time indicative intensity values at the facility boundary and the nearby community. This contract variation is to extend the existing Envirosuite Services Agreement for 3 years.

Raised by:	Richard Claro	Date Raised:	June 21, 2024
Classification:	ESSENTIAL	DESIRABLE	NICE TO HAVE
Urgency:	URGENT	MEDIUM	LOW

Description

Capitalised terms used in this Contract Variation 01 (CV 01) and not otherwise defined herein shall have the same meaning given to them in the Contract (Ambient Odor Enose Installation and Maintenance Consultant Services Agreement, & Continuous Odor Monitoring System Software, Service and Maintenance) unless the context otherwise requires.

All clause and appendix references are references to the Contract unless otherwise stated or required by context.

The parties agree that apart from the specified changes in this CV 02 all terms and conditions in the Contract are upheld and unchanged.

The Contract is amended as follows:

1. The table 1: Task Budgets in Exhibit B is replaced with the following:

Task	Description	Payment Terms	Period	Budget Total
1	Software license, software updates and routine monitoring and remote repair	\$25,500 paid at start of Annual license. Remaining \$14,909 paid 9-months after the start date of each year during the term of the Agreement.	3 years	\$121,227
2	Non-routine maintenance and repair	Time and materials basis	3 years	\$30,000
3	Additional services & special projects	Time and materials basis as approved by WPWMA's Executive Director	3 years	\$18,000
Total				\$169,227

Impact

1. Services

Extension of the existing Envirosuite Services Agreement for 3 years from 1st January 2025 to 31st December 2027.

2. Commercial

The service fee is increased by 3% for indexation.

Authorisation

Name	Role	Date	Signature
Scott Scholz	General Manager	Not yet accepted	 <u>SIGNATURE</u> Scott Scholz
Greg Bracci	Vice President – Americas Envirosuite Inc.	Not yet accepted	 <u>SIGNATURE</u> Greg Bracci

Agreement No.: _____

Administering Agency: Western Placer Waste Management Authority (WPWMA)

Contract Description: CONTINUOUS ODOR MONITORING SYSTEM SOFTWARE, SERVICE AND MAINTENANCE

CONSULTANT SERVICES AGREEMENT

THIS AGREEMENT is made at Roseville, California, as of _____, by and between the **Western Placer Waste Management Authority ("WPWMA")**, a Joint Powers Authority, and EMS Bruel & Kjaer Inc., a Delaware corporation licensed to do business in California, dba Envirosuite Inc. ("Consultant") who agree as follows:

1. **Services.** Subject to the terms and conditions set forth in this Agreement, Consultant shall provide the services as described in Exhibit A in the manner therein specified.
2. **Payment.** WPWMA shall pay Consultant for services rendered pursuant to this Agreement at the time and in the amounts set forth in Exhibit B. Consultant shall submit all billings for said services to WPWMA in the manner specified in Exhibit B. The total amount payable for all services provided under this Agreement, including Additional Services, shall not exceed One Hundred Sixty-Nine Thousand Two Hundred Twenty-Seven Thousand and no/100 Dollars (\$169,227.00) without the prior written approval of WPWMA.
3. **Facilities, Equipment and Other Materials, and Obligations of WPWMA.** Except as set forth in Exhibit C, Consultant shall, at its sole cost and expense, furnish all facilities, equipment, and other materials which may be required for furnishing services pursuant to this Agreement. WPWMA shall furnish Consultant only those facilities, equipment, and other materials, if any, and shall perform those obligations, if any, listed in Exhibit C according to the terms and conditions set forth in Exhibit C.
4. **General Provisions.** The general provisions set forth in Exhibit D are part of this Agreement. Any inconsistency between said general provisions and any other terms or conditions of this Agreement shall be controlled by the other term or condition insofar as it is inconsistent with the general provisions.
5. **Exhibits.** All exhibits referred to herein are attached hereto and by this reference incorporated herein.
6. **Time for Performance.** Time is of the essence, and, subject to WPWMA's compliance with Exhibit C and to the provisions of paragraph 3 of Exhibit D, failure of Consultant to perform any services within the time limits set forth in Exhibit A, if any, shall constitute material breach of this contract.
7. **Notices.** Any notice or demand required to be given herein shall be made by certified or registered mail, return receipt requested, confirmed fax or reliable overnight mail to the address of the respective parties set forth below:

WPWMA: Western Placer Waste Management Authority
Attn: Sara Lyon
3013 Fiddymment Road
Roseville, CA 95747
Phone: (916) 543-3997
invoices@wpwma.ca.gov
slyon@placer.ca.gov

CONSULTANT: EMS Bruel & Kjaer Inc. dba Envirosuite Inc.
Attn: Greg Bracci
2330 East Bidwell Suite 210
Folsom, CA 95630
Phone: (404) 432-3080
greg.bracci@envirosuite.com

REMIT TO CONSULTANT:
EMS Bruel & Kjaer Inc. dba Envirosuite Inc.
Attn: Greg Bracci
2330 East Bidwell Suite 210
Folsom, CA 95630
Phone: (404) 432-3080
greg.bracci@envirosuite.com

WPWMA or Consultant may from time to time designate any other address for this purpose by written notice to the other party.

Executed as of the day first above stated:

WESTERN PLACER WASTE MANAGEMENT AUTHORITY

By: _____
General Manager, WPWMA

Date: _____

ENVIROSUITE, INC., CONSULTANT

By: _____
Vice President, Envirosuite, Inc.

Date: _____

Approved as to From

By: _____
WPWMA Counsel

Date: _____

Exhibit A: Scope of Services
Exhibit B: Payment for Services Rendered
Exhibit C: Facilities, Equipment, and Other Materials and Obligations of
WPWMA Exhibit D: General Provision

EXHIBIT A

SCOPE OF SERVICES

Consultant shall provide the following services necessary to maintain and upgrade as provided herein and as necessary for proper function of the WPWMA's Continuous Odor Monitoring System (COMS) located at 3013 Fiddymment Road, Roseville, CA 95747 and to maintain ambient electronic nose odor sensors (ambient eNoses) along the WPWMA's southern fence line, north and south compost ponds and in public parks of Stizzo, Mel Hammel and Davis, in the City of Roseville, and as necessary for proper function of the WPWMA's ambient eNose system located at 3013 Fiddymment Road, Roseville, CA 95747.

The term of the Agreement is three (3) years from date of execution.

TASK 1 – SOFTWARE LICENSE, SOFTWARE UPDATES, ROUTINE REMOTE MONITORING AND REPAIR, ROUTINE ANNUAL VISIT, AND HARDWARE AND ONLINE SUPPORT

Software License, Updates and Support

The COMS system consists of the Envirosuite hosted software with 4 software modules for odor monitoring, including:

1. Module 1 – Environmental Compliance

This is the basic module of the software that provides a user interface, monitoring data management, arcs of influence and reporting capabilities.

2. Module 2 – Impact Modeling

Provides an off-site impact plume to assess the impact in real-time and in the past.

3. Module 3 – Incident Intelligence

Provides an odor notification management tool that includes a ticketing process for internal management and an estimated likely source of the odor for each notification.

4. Module 4 – Risk Management

Allows evaluation of the best time to perform a specific operation to minimize the risk of impacts off site.

Consultant shall provide the software license and conduct all software updates necessary for optimization of the WPWMA's COMS.

Daily Routine Remote Monitoring

Utilizing Consultant's specialized technicians, Consultant shall conduct daily remote monitoring of the WPWMA's COMS and report any necessary system maintenance to the WPWMA that may need to be conducted by Consultant under Task 2. Consultant shall acknowledge problems identified by the WPWMA within 2 business hours and identify the issue and establish a work plan and estimated repair timeline with the WPWMA within 24 hours.

Routine Annual Site Visit

Consultant shall conduct one (1) routine annual inspection and maintenance visit at the WPWMA's facilities and offsite sensors, which shall include the complete inspection and maintenance of the eight (8) ambient Enoses and shall supply all equipment necessary for the inspection and maintenance. At least 30-days in advance, Consultant shall propose dates/times for a site visit, and schedule the site visit with the WPWMA at a mutually agreeable time. Consultant shall perform a complete inspection of the following parts of the WPWMA's COMS during the annual inspection

and replace as necessary parts, components or entire units of the following equipment to ensure proper function and operation: electronic noses (8); weather station (1); repeater unit (1); wireless bridge (1); central control unit (1). Consultant shall replace the Metal Oxide Semiconductor (MOS) and Hydrogen Sulfide (H₂S) sensors as necessary to ensure proper function and operation of the WPWMA's ambient eNose System. If parts and components other than the MOS and H₂S sensors, or entire units require replacing, Consultant shall charge the time and materials required to perform these repairs to Task 3 as an onsite non-routine repair. Consultant shall test the system and issue a certificate to the WPWMA testifying that the system was functioning properly at the time of the inspection or subsequent to any repairs made to the system by Consultant. Consultant shall prepare and submit an inspection report to the WPWMA summarizing the inspection.

Hardware & Online Support

Consultant shall provide up to sixty (60) hours per year of email, phone and online remote support for COMs, including odor notification forms received through the Jira interface and the ambient eNose system. Consultant shall provide WPWMA with access to the online support portal at <http://support.enviosuite.com/> for training purposes and to submit online support tickets. Consultant shall respond to support requests within one (1) business day of submittal by WPWMA staff.

TASK 2 - NON-ROUTINE MAINTENANCE, REPAIR AND REPLACEMENT

Remote Repair

Consultant shall conduct any repairs to the WPWMA's COMs and ambient eNoses for any conditions not foreseen or discovered in Task 1 that can be repaired remotely from Consultant's office. Consultant shall submit to the WPWMA a brief email summarizing the issue, resolution, and time and materials used to remedy the issue. For repairs that do not require the Consultant's specialized staff to physically perform the work, Consultant shall direct and lead WPWMA staff through the repair process and how to replace parts over the phone; furthermore, Consultant shall be responsible for ordering and arranging the delivery of any and all parts needed for such repairs to the WPWMA's facility located at 3013 Fiddymment Road, Roseville, CA 95747.

Onsite Repair

Consultant shall conduct any repairs to the WPWMA's COMs and ambient eNoses for any conditions not foreseen or discovered in Task 1 that must be repaired onsite at the WPWMA's facilities and cannot be repaired remotely from Consultant's office. Consultant shall submit to the WPWMA a brief email summarizing the issue, resolution, and time and materials used to remedy the issue.

Replacement

If any of the three (8) electronic noses are determined to be inoperable after conducting both remote and onsite troubleshooting and repair efforts, Consultant shall replace the broken unit(s) with Ambient E2 or 2S Sensors, as applicable, as shown in Figure 1.

TASK 3 - ADDITIONAL SERVICES

The WPWMA may request Additional Services as needed subject to the WPWMA's approval of a written scope of services cost proposal provided by Consultant. In no event shall any Additional Services exceed the cost allocated in Exhibit B. Consultant shall not proceed with any services under this task until authorized in writing by the WPWMA's Executive Director or designee. Any approved Additional Services and costs shall be appended to this Agreement and such work shall be subject to all provisions of this Agreement.

Permits, Inspections & Utilities

The WPWMA is not aware of any permits, inspections and/or utility costs required for monitoring and maintenance of the eNoses and understands that the Right-of-Entry Agreement with the City of Roseville requires the Consultant to be responsible for these items. Therefore, no funds have been included in this Agreement to cover these costs, but if deemed necessary at any point during the Agreement, costs will be negotiated between the WPWMA and Consultant at that time. All costs associated with permits, inspections and/or utilities shall be charged as Additional Services.

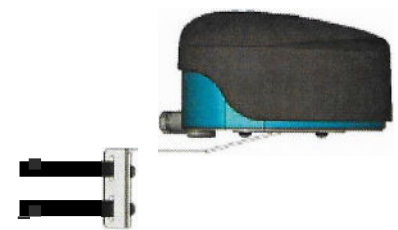
EXHIBIT A (CONTINUED)

**FIGURE 1 - AMBIENT E2 AND S2 SENSOR
SPECIFICATIONS**

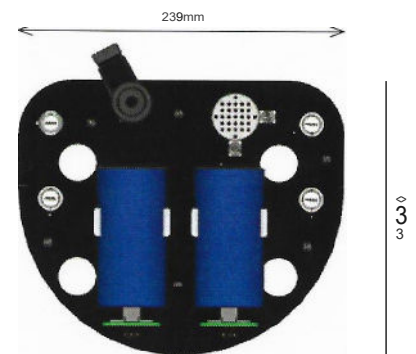
Technical Data:

eNose Ambient including sensors and Envirosuite Node

Temperature	-10to 50°C
Battery	12 V / 96 Wh LiFePO4 Battery
Solar Power	17W20Voc
Direct Power Requirements (if not solar powered) ³	12V DC 150mA
Radio Communications	Cellular communications multiband module 3G/4G



Antenna	External Multiband Antenna. N-type connector
Communications Protocol	Low power proprietary control board with cellular communications
Communications Protocol	MODBUS RTU
Battery life	Maximum 64 hours battery-only operation in default configuration
Independent Operation	Designed for continuous solar operation in a variety of conditions. In extreme conditions where insufficient or no sunlight is available, supplementary battery or permanent power supply is recommended

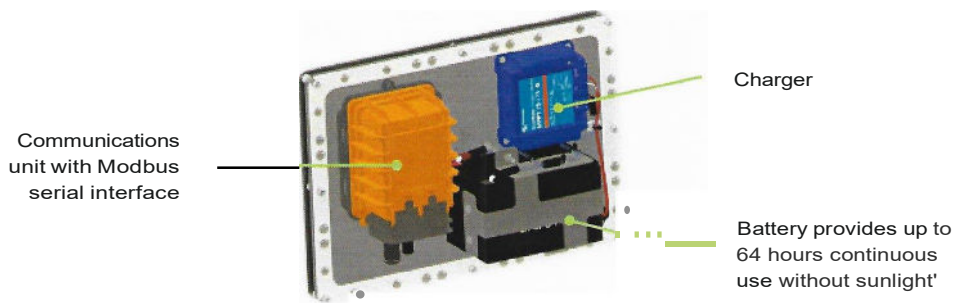
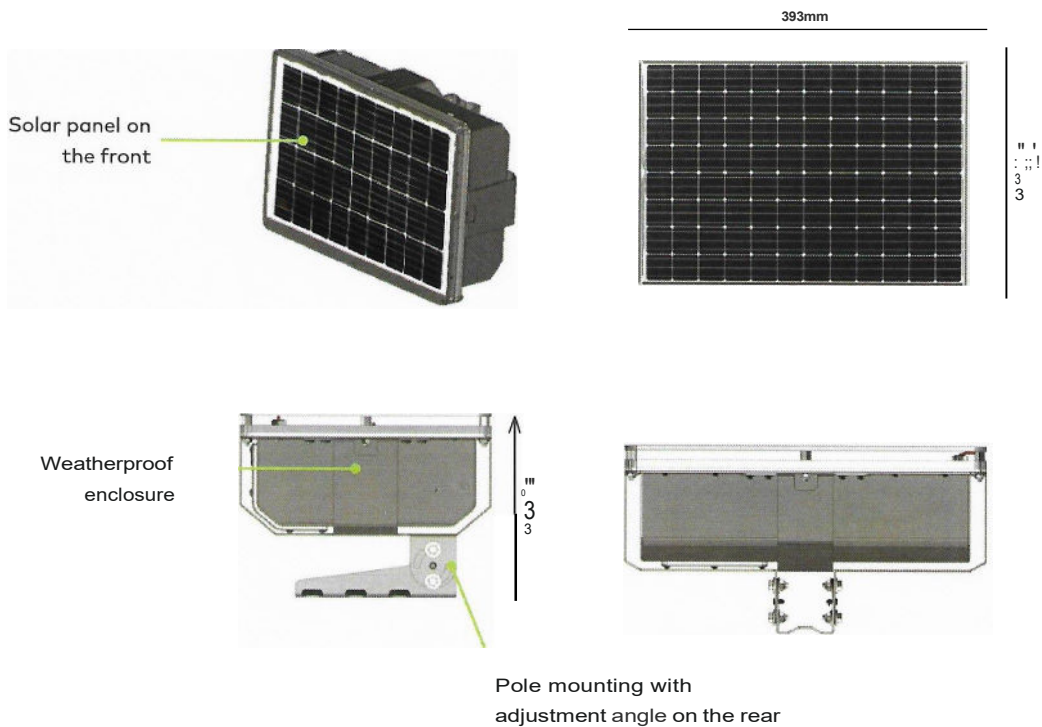


Sensor Data

Sensor	Minimum Detection Limit	Lower Limit	Upper Limit	Uncertainty	Operating Range
Air Quality Sensors					
Ammonia (NH ₃)	500 ppb	1ppm	25 ppm	± 30%, Linearity< 10%	-20C to + 40 C; 10 to 90 %RH non condensing
Carbon monoxide (CO)	50 ppb	100 ppb	20 ppm	± 25%, Linearity< 10%	-20C to+ 50C; 10 to 90 %RH non condensing
Hydrogen sulfide (H ₂ S) and methylmercaptan (CH ₃ S)	10 ppb	20 ppb	1 ppm	±30%, Linearity< 10%	-20C to + 40 C; 10 to 90 %RH non condensing
	30 ppb	60 ppb	20 ppm	±30%, Linearity < 10%	-20C to+ 40 C; 10 to 90 %RH non condensing
	200 ppb	400 ppb	200 ppm	± 30%, Linearity < 10%	-20C to + 40 C; 10 to 90 %RH non condensing
Nitrogen dioxide (NO ₂) and Ozone (O ₃)	20 ppb	40 ppb	250 ppb	± 30%, Linearity< 10%	-20C to + 40 C; 10 to 90 %RH non condensing
Nitrogen dioxide (NO ₂)	20 ppb	40 ppb	250 ppb	± 25%, Linearity< 10%	-20C to+ 40 C; 10 to 90 %RH non condensing
Sulfur dioxide (SO ₂)	50 ppb	100 ppb	1000ppb	± 25%, Linearity< 10%	-20C to+ 50 C; 10 to 90 %RH non condensing
Volatile organic compounds (VOCs) 10.6 eV	2 ppb	2 ppb	40 ppm	> 15 ppb ± 15%; From -10C to 50C	-40C to +55C; 0 to 99 %RH non condensing
Odour Intensity Pack					
Sensors measuring - sulphides, amines and organic sub-groups		Weak	Very Strong	1 Intensity level	-20C to+ 40 C; 10 to 90 %RH non condensing
Environmental					
Temperature (internal)		20°C	-65°C	±1°C	
Relative humidity (internal)		0	-100%	±4%	

³ Not available as standard until a later date
⁴ Environmental conditions: 20 Celsius, 50% Relative Humidity, 1013 hPa; measurement uncertainty ±30%

Power Comms and Data Logger Unit



Although reasonable care has been taken to ensure the information in this document is accurate, nothing herein can be construed to imply representation or warranty as to its accuracy, currency or completeness, nor is it intended to form the basis of any contract. Content is subject to change without notice - contact Envirosuite for the latest version of this document.

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Han's Square
Beijing Economic-
Technological Development
Area
Beijing
Phone: +86 10 87227109

Air Quality Monitor 2S

A compact air quality station for hyperlocal monitoring

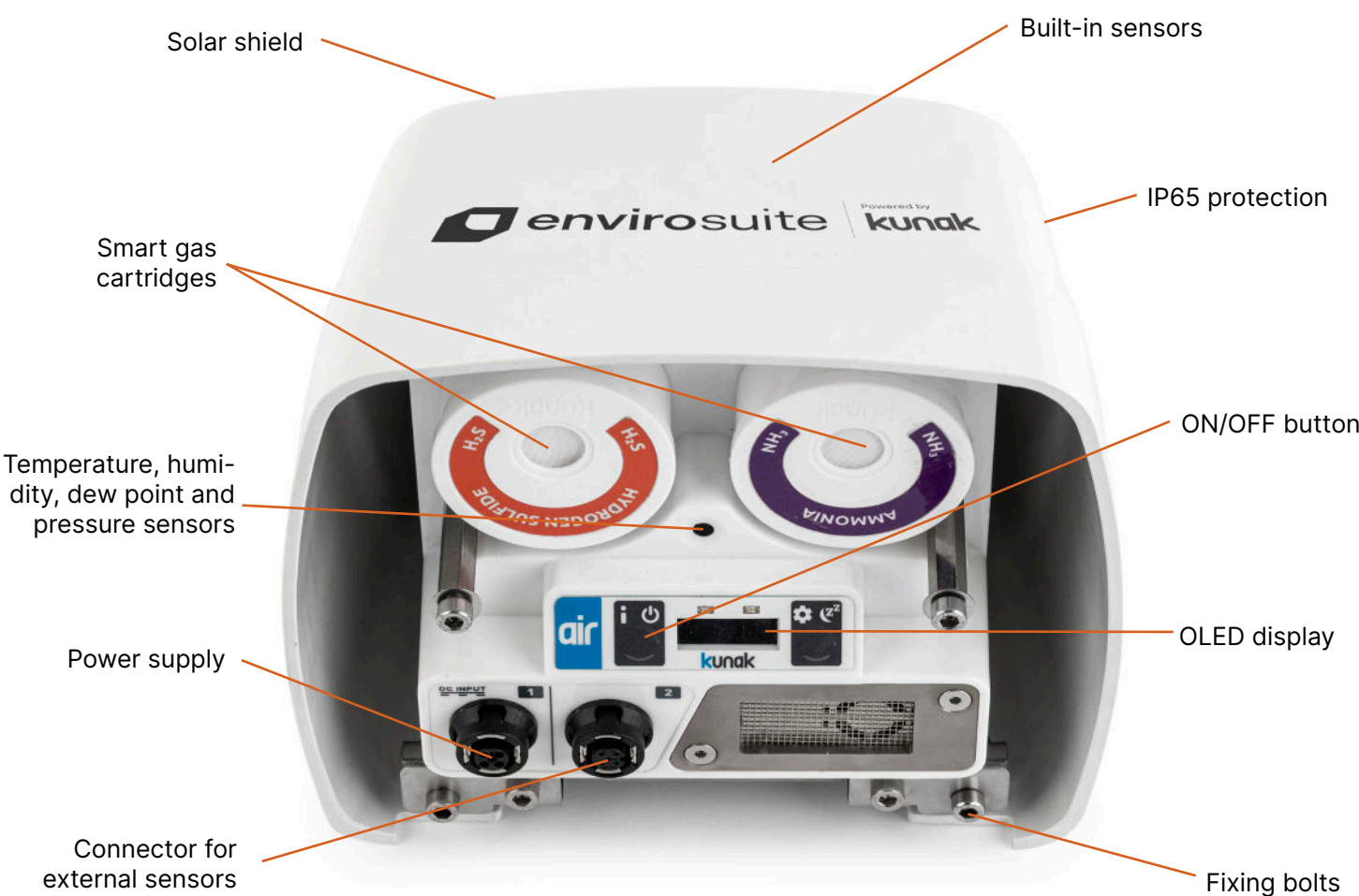
INDUSTRY GRADE DESIGN | HIGH ACCURACY

The Air Quality Monitor 2S is based on the same principles as the Air Quality Monitor 5S and also incorporates same smart gas cartridge technology.

Similar to the Air Quality Monitor 5S, it is designed for harsh environments. Real-time wireless data transmission enables proactive air quality management for any environmental project using the cloud based Omnis platform.

Main applications:

- Industrial fenceline monitoring
- Massive city deployments
- Leakage detection
- Wastewater management
- Landfill monitoring



Specifications

Dimensions	200 × 153 × 185 mm
Weight	<2.3 kg
Enclosure	PMMA & Polycarbonate & Stainless steel
Operating temp	-20 °C to 60°C
Operating RH	0 to 99 %RH
IP rating	IP65
Battery	Lithium 2.9Ah or 20 Ah
External supply	7 - 12 Vdc. charger or 6 Vdc. solar panel
Autonomy	24/7 with charger or solar panel
Power consumption	0.08 - 0.55W (depending on configuration)
Communications	Multi-Band 2G/3G/4G
GNSS	GPS and GLONASS

Gas sensors	CO, CO ₂ , NO, NO ₂ , O ₃ , SO ₂ , H ₂ S, NH ₃ & VOCs
Internal status	Temperature Battery Charging voltage & current Signal
Built-in sensors	Temperature Humidity Atmospheric pressure Dew point
Sampling freq.	3Hz gases, 1Hz particles
SIM	Embedded eSIM and SIM holder

Communications

GSM GPRS 2G 3G 4G Lte



Application based design

Select your targeted pollutants for industrial monitoring or massive deployments in cities.

Built-in display

Easy installation and on field diagnosis thanks to its embedded display.

Best accuracy

Get the most reliable and accurate data without the need of additional external instruments.

Cost effective

Get the most accurate technology at a fair cost.

Cartridges system

Replace and combine pollutant sensors with a plug & play system.

Easy data integration

Local wired integration through slave MODBUS RTU or via API through the cloud.

Rugged & Compact design

The smallest air quality solution designed for harsh environments (IP65 & IK08).

Targeted pollutants

Measure up to 2 gases and particulate matter at once.

Fully autonomous

Autonomous operation with its built-in battery and solar panel.

EXHIBIT B

PAYMENT FOR SERVICES RENDERED

Payment to Consultant for Task 1 will be made by the WPWMA on a lump-sum basis and payment to Consultant for Tasks 2 and 3 will be made on a time and materials basis in accordance with the staff rate schedule attached hereto as Exhibit 8-1 and subject to the task budgets listed in Table 1, below.

Consultant shall submit invoices, and for Tasks 2 and 3, describe the work and work hours performed, staff performing the work, staff hourly rate, and expenses for which reimbursement is claimed for Tasks 2 and 3. Consultant shall also include with each invoice a spreadsheet indicating task budgets, charges by task, cumulative charges to date by task, and percent of budget remaining by task.

Consultant shall state hourly time in increments of no less than one-quarter (1/4) of an hour.

Provided the work has been satisfactorily performed, WPWMA will pay invoices within thirty (30) days after approval of the invoice. Consultant shall provide additional information requested by the WPWMA to verify any of the amounts claimed for payment in any invoice. The total amount payable for each task shall not exceed the amount set forth in Table 1; provided, however, upon written request of the Consultant and with written approval of the WPWMA's Executive Director, the WPWMA may adjust the amount to be paid for any task if the WPWMA deems it necessary and appropriate.

The total amount payable for all services provided under this Agreement shall not exceed one hundred sixty nine thousand two hundred twenty seven dollars (\$169,227.00) over the period of this Agreement.

Table 1 - Task Budgets

Task	Description	Payment Terms	Budget
1	Software License, Software Updates, and Routine Monitoring and Remote Repair	\$25,500 paid at start of Annual license. Remaining \$14,909 paid 9-months after the start date of each year during the term of the Agreement.	\$121,227
2	Non-Routine Maintenance and Repair	Time and materials basis	\$30,000
3	Additional Services & Special Projects	Time and materials basis as approved by WPWMA's General Manager	\$18,000
Total			\$169,227

Subject to the task budgets listed above, the WPWMA will reimburse Consultant's reasonable costs of subcontractors, equipment rental and/or replacement at cost plus a maximum general Administrative Fee of ten percent (15%).

Travel

Consultant and the WPWMA acknowledge and agree that domestic and international travel (from Consultant's technician office in Montreal, Canada) may be required to perform the services included in Exhibit A, including:

1. Annual travel to the WPWMA site for services described in the Routine Annual Site Visit of Task 1.
2. Additional travel with WPWMA project manager prior written approval for Non-Routine Maintenance and Repair included of Task 2.
3. Travel for Additional Services and Special Projects approved by the WPWMA General Manager under Task 3.

Unless agreed to in writing by the WPWMA project manager, the WPWMA will reimburse Consultant's reasonable costs of meals, travel, lodging and incidentals for one traveler. Consultant shall submit receipts for these requested reimbursements, but a receipt is not necessary to receive expense reimbursement claims of \$25 or less per day of travel. Where applicable, the WPWMA will reimburse meals and incidentals according to the Federal per diem GSA (General Services Administration) guidelines (<http://www.gsa.gov>) for the travel destination for overnight travel.

EXHIBIT B-1
RATE SCHEDULE

CONSULTANT STAFF	HOURLY RATE
Senior Expert	\$225
Engineer	\$175
Technician	\$150

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**MEMORANDUM
WESTERN PLACER WASTE MANAGEMENT AUTHORITY**

TO: **WPWMA BOARD OF DIRECTORS** DATE: **DECEMBER 12, 2024**
FROM: **SCOTT SCHOLZ / SARA LYON** 
SUBJECT: **ITEM 9A: SITE WIDE ODOR PLAN UPDATE**

RECOMMENDED ACTION:

1. Approve updates to the Site Wide Odor Plan.
2. Determine that the recommended action is not a project pursuant to California Environmental Quality Act Guidelines Section 15378.

BACKGROUND:

The WPWMA's Site Wide Odor Plan (SWOP) was developed as part of the formal settlement agreement to Notice of Violations issued by the Placer County Air Pollution Control District (PCAPCD) and was subsequently adopted by your Board on December 10, 2020. Upon its adoption, adherence to the provisions of the SWOP became a requirement of facility operating permits issued to the WPWMA by PCAPCD. WPWMA staff worked with the PCAPCD in the creation of this tool to be used by the WPWMA and its facility operators, contractors, and consultants to consistently and proactively reduce the potential for off-site odors.

In January 2021, WPWMA formally began implementing the SWOP including the identified best management practices (BMPs), regular on- and off-site odor monitoring, continued public education and outreach, and researching new odor reduction and monitoring technologies. This update provides a summary of these efforts over the last reporting period (FY 2023/24) of SWOP implementation.

Staff welcome any feedback your Board may have on items of interest or additional metrics your Board would like WPWMA to include in these summary reports.

Best Management Practices

The SWOP established a series of BMPs to help mitigate odors from its facilities including the materials recovery facility (MRF), landfill, landfill gas collection and control system, and composting operations. Staff perform routine facility inspections to ensure BMPs have been implemented and consistently adhered to as outlined in the SWOP. Any operational concerns identified by staff are immediately communicated to the applicable contract entity (e.g., FCC, SCS, etc.) to remediate the identified issue. During the reporting period and into the new 2024-2025 reporting period, staff notified FCC of several operational issues that could lead to increased offsite odors.

The SWOP requires that if, as a result of on or offsite odor monitoring, WPWMA staff are able to reasonably identify facility operations as being a contributor to the documented odors and if it is then determined that required BMPs are not being met, the WPWMA is required to submit a Non-Compliance Event (NCE) Form to the Placer County Air Pollution Control District (PCAPCD), and the operator must then provide follow-up and training of operational staff to ensure that the BMPs are being adhered to.

Following the submittal of an odor notification from the public on September 16, 2024, and subsequent observations made during the monthly Local Enforcement Agency site inspection with Environmental Health, it was determined that the alternative daily cover produced in the MRF, which is then applied to the landfill, was not sized appropriately and that the thickness of daily cover on the landfill was inadequate. WPWMA submitted a NCE Form to the PCAPCD with the corrective and preventive actions taken by the operator to correct the deficiencies.

Additional odor notifications from the public in October 2024 triggered additional NCE Forms to be submitted by WPWMA to the PCAPCD for multiple BMPs not met by FCC in the compost operation, including the nonoperation of the South Compost Pond aeration system and failure to have continuous air applied to the aerated static compost piles. While the South Compost Pond is again under aeration, until FCC provides documentation that compliance is being met with all deficient BMPs the NCE remains open with the PCAPCD. WPWMA staff continues to work with FCC to ensure the BMPs are being adhered to through general management and good housekeeping practices.

Odor Monitoring

Dispersion and Predictive Odor Risk Monitoring

The WPWMA employs a site-wide continuous odor monitoring and dispersion modeling system and meteorological station to provide objective, quantifiable, visual representations of the probable off-site odor concentrations over time associated with the WPWMA's operations.

The system also includes a feature that uses weather forecast data to prepare a 3-day odor risk forecast that identifies periods of time (hourly) where there could be an increased potential for odors to be experienced by nearby receptors. The odor risk forecast is updated daily and provided to the facility operators, contractors, and consultants allowing them to plan their operations to minimize the potential for off-site odors. The odor forecast is also used by WPWMA staff when monitoring BMPs.

During the reporting period, there were 14 days when the odor risk forecast predicted periods of moderate and/or high-risk of odors in the region due to weather conditions. FCC amended operations so that activities with higher potential to produce odors (e.g., turning, screening, or grinding of compost, etc.) either did not occur during times of projected elevated odor risks or they notified WPWMA of why the activity or operation could not reasonably be delayed or rescheduled and what specific measures were taken to reduce the potential for odors when these activities were performed (e.g. applying an odor reducer to the compost and ponds). WPWMA reviews the summary reports submitted by FCC outlining how operations were modified.

During 6 of these instances, the WPWMA received a total of 16 odor notifications, however 3 of these days, totaling nine of the notifications, were attributed to the nearby Rio Bravo Biomass Plant. Removing these from the total notifications received lowers the number of notifications to 7, compared to 6 that were received during the previous reporting period. Staff have concluded that the forecasting tool and practice of amending operations as necessary is continuing to have a positive impact on reducing the potential for off-site odors.

Routine On- and Off-site Odor Monitoring by WPWMA Staff

Staff conduct weekly on- and off-site odor monitoring at defined locations to evaluate and record the type and intensity of odors that have the potential to be experienced by nearby receptors. Odors are monitored at twelve off-site locations and six on-site locations. The goal is for staff to conduct monitoring in the morning when odors are expected to be the most noticeable. At each location, staff records: 1) time, 2) noticeable odors and their description and intensity (on a scale of 1 to 5 with 5 being the most intense), and 3) specific observations about on-site facility operating conditions or off-site conditions (e.g. if it is trash collection day in the area, construction activities, surrounding land use conditions, etc.) that could be contributing to perceived odors. Staff compare the data recorded during inspections to the odor monitoring system to see how well the field observations align with the odor dispersion model predictions. Staff generally find that the data displayed in the modeling system is consistent with conditions observed in the field.

Like the two previous reporting periods, staff rarely detected odors at the identified off-site monitoring locations. Most odors identified at these locations were classified as faint to mild in intensity. Typical types of odors noted by staff at each on-site monitoring location tended to confirm the WPWMA's current understanding that composting and landfill related operations remain the dominant sources of facility related odors. Weekly odor inspections also indicate non-facility odors, such as the Rio Bravo incident, which was documented by staff during routine inspection.

Ambient eNose Sensor Installation

In September 2021, ambient electronic odor sensors were installed and incorporated into the WPWMA's continuous odor monitoring system to act as an "early warning system" of the potential for off-site odors and to further facilitate the measurement of odors in surrounding areas. Currently there are 5 ambient sensors onsite with 3 located along WPWMA's southern fence line and 2 located in the designated composting area. The other three are in public parks within the City of Roseville south of the facility, including Stizzo Park, Mel Hamel Park and Davis Park.

While the sensors are not designed to discern specific odors or their sources, they are useful in providing real-time information to the WPWMA regarding the potential for elevated odors in nearby neighborhoods. By using this system, staff can conduct proactive off-site odor inspections and, if warranted, work with on-site personnel to modify operations in an effort to further reduce the potential of noticeable off-site odors.

Staff conduct proactive monitoring during normal business hours, as ambient sensor alerts are received and as staffing availability permits. During the reporting period, staff conducted 32 proactive monitoring investigations. Of these inspections, odors were detected in six instances at the ambient sensors, three were located along the WPWMA's southern perimeter fence, attributable to the landfill working face, a generator and compost. The other three were odors experienced at parks containing ambient sensors, which staff related to the landscaping observed during the inspection resulting in odors of freshly cut grass during one inspection; wet grass and soil the next; and compost observed in a 5-yard pile onsite for the last.

Odor Notifications

During the reporting period, from the end of October through the beginning of December 2023, WPWMA received 49 notifications for odors that were deemed attributable to a burning odor originating at the Rio Bravo Biomass Plant near Thunder Valley Casino that was caused by a technical issue limiting their ability to operate causing their wood fuel stockpiles to overheat and smolder. The reporting parties were notified that the matter had been referred to PCAPCD for further investigation and mitigation efforts and were provided PCAPCD contact information.

Removing the complaints associated with the Rio Bravo incident and one received from New Mexico for clarity of comparison, the current reporting period would have totaled 59 odor notifications. Of these, staff determined that 21 were directly related to WPWMA's operations, 12 were likely a combination of WPWMA and other non-WPWMA sources, and 26 were likely not related to WPWMA operations. For the previous reporting period (FY 2022/23), WPWMA received 35 odor notifications with 5 attributable to WPWMA operations, 10 representing a combination of WPWMA and non-WPWMA sources and 20 likely not related to WPWMA operations.

Compared to the previous reporting period, there was a 59% increase in the total number of odor notifications received.

Public Education and Outreach

The WPWMA continues to engage with residents to help educate and inform them about the critical function the WPWMA plays in managing solid waste generated in western Placer County. Since 2011, the WPWMA has conducted an annual public meeting at the facility designed specifically to engage residents who have the potential to experience odors associated with the WPWMA's operations. Staff held the 2024 annual Odor Workshop on October 29 and had 32 participants, an increase from the 25 participants who attended in 2023. In addition to residents, regulators from both the PCAPCD and Placer County Environmental Health were present, along with staff from the South Placer Wastewater Treatment Plant who are interested in the continuous odor monitoring system utilized by the WPWMA.

Additionally, over the past year, staff has presented and provided facility tours to several nearby resident groups discussing facility odors including from Sun City Lincoln Hills, Sun City Roseville, and the Blue Oaks, West Park, Fiddymont Farms Neighborhood, and Whitney Oaks Neighborhood Associations.

At the recommendation of your Board to share the positive steps that WPWMA has taken to reduce and mitigate facility odors, the WPWMA's videographer contractor is producing a series of videos explaining the SWOP, the process of submitting an odor notification, and mitigation techniques at high odor potential areas like the landfill and landfill gas.

Updated SWOP

The SWOP has been updated to reflect the current operating permits and practices of the facility; a summary of the proposed updates is attached for your Board's consideration. The updated SWOP was submitted for review to the PCAPCD and was

approved by the PCAPCD on November 26, 2024. These proposed changes will be implemented upon your Board's approval.

Planned Future Efforts

Facility upgrades are currently underway and include the implementation of several improvements to help further reduce facility odors, such as transitioning to a covered aerated static pile (ASP) composting system, transferring organic materials from the MRF to the composting facility via a covered conveyor and installation of an air purification system in the new MRF. Improvements are expected to be finished by June 2025. Staff plan to present a more comprehensive update to your Board in next year's SWOP memo.

ENVIRONMENTAL CLEARANCE:

Approval and implementation of the SWOP is categorically exempt under CEQA Guidelines, Article 19, Section 15306, "Information Collection" which allows for basic data collection, research, experimental management, and resource evaluation activities which do not result in a serious or major disturbance to an environmental resource and Section 15309 "Inspections" which allows for inspections to check for performance of an operation, or quality, health, or safety of a project.

FISCAL IMPACT:

The updates made to the SWOP will not affect the current budget. Funding for odor response is included in the FY 2024/25 Final Budget.

STRATEGIC PLAN/GOALS:

GOAL 1 – Improve outreach, public education, and customer experience/service.

GOAL 4 – Establish well-planned facility infrastructure and ensure its proper maintenance and operation.

ATTACHMENTS: SWOP NOVEMBER 2024 PROPOSED REVISIONS

PAGE	CURRENT SWOP	UPDATE
6	Footnote referencing the foodwaste & soiled paper composting pilot project	Removed as it is a permanently permitted activity and no longer a pilot project
10	Inviro-Tec mentioned under Green Solutions and More	Removed this reference as Inviro-Tec is no longer at that location
Figure 7-1	Identifies Invro-Tec and omits other potential odor sources	Removed Inviro-Tec and added Sierra Pacific as well as general categories: construction, agriculture, propane/gas stations
12	Identifies Invro-Tec	Removed Inviro-Tec as it is no longer at that location and added Sierra Pacific facility in Lincoln
13	Referenced City of Roseville WWTP	Updated to reflect the recently formed South Placer Wastewater Authority WWTPs
Figure 8-2	Outdated image	Update this Facility Site Layout to a current image
18	<ul style="list-style-type: none"> • WPWMA utilized a windrow composting method • Mentions ASP is a pilot project • Footnote describes anticipated ASP permitting 	<ul style="list-style-type: none"> • Updated to reflect operational shift from windrows to ASP • Removed as ASP is a permanent operation • Omitted as ASP is no longer a pilot project
21	Identified 45- and 50-day ASP and curing times, respectively	Updated timelines to match Air District permit requirements & added Title 14 pathogen reduction requirement for clarity
22	Requirement to drain and clean the compost ponds every 4 years	Added the following: "When the pond is lowered below the aerators the remaining leachate must be removed in a timely manner and not allowed to become stagnant and anaerobic."
24	Required 30-days written notice to WPWMA regarding disconnecting/relocating landfill gas system piping	Updated to the current procedure of 5 days' notice. Removed the operator requirement to provide a fill plan.

31	<ul style="list-style-type: none"> Identified routine inspection start time of 6:00 am Reference to inspection report template in Exhibit E 	<ul style="list-style-type: none"> Updated to reflect actual operational hours: “...performed early in the day between 7:30am and 9:00am” Added that staff may also use a digital application to record inspection findings
33	Specified use of Survey Monkey and Zapier for odor notification submittal and response	Removed names of specific applications for flexibility in utilizing other/additional services as necessary
36	Reference to inspection report template in Exhibit E	Added that staff may also use a digital application to record inspection findings and that reporting templates may be updated as needed
37	Odor Notification Investigation Report Procedures out of date	Procedure numbers 2 and 3 were replaced with a new procedure related to the odor system’s reverse trajectory model
Appendix C	Odor Impact Minimization Plan dated April 2018	Updated with the OIMP dated June 2023; this will be updated in the future as required by the Solid Waste Facility Permit
Appendix E	Paper forms for On- and Off-Site Monitoring Event Summaries	Added ‘Subject to revision by the facility and may be held as a digital record’ consistent with other sections of the SWOP

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**MEMORANDUM
WESTERN PLACER WASTE MANAGEMENT AUTHORITY**

TO: **WPWMA BOARD OF DIRECTORS** DATE: **DECEMBER 12, 2024**
FROM: **SCOTT SCHOLZ / ERIC ODDO**
SUBJECT: **ITEM 9B: LEASE AGREEMENT WITH WISEWOOD ENERGY**

RECOMMENDED ACTION:

1. Authorize staff to negotiate a lease agreement with Wisewood Energy allowing for the design, construction and operation of a woody biomass facility on the WPWMA's campus consistent with the attached proposed deal points.
2. Determine that the recommended action is not a project pursuant to California Environmental Quality Act Guidelines Section 15378.

BACKGROUND:

In early 2021, staff began informal discussions with representatives of Wisewood Energy (Wisewood) and Pioneer Community Energy (Pioneer) regarding siting a 5 MW woody biomass facility on the WPWMA's campus. Wood recovered by the WPWMA has historically been marketed as a fuel source to Rio Bravo; however, Rio Bravo has shifted its focus over the past several years to processing forest-based material, reducing its capacity to accept urban wood from the WPWMA. This project would serve to secure a consistent market for woody material recovered by the WPWMA.

Pioneer has expressed interest in fostering and supporting the development of alternative energy generating facilities proximate to the WPWMA's campus, and over the past two years spearheaded passage of AB 843, providing Community Choice Aggregators access to the California Public Utilities Commission's BioMAT program, which includes favorable electricity rates under long-term power purchase agreements to qualifying renewable energy projects such as that proposed.

Preliminary discussions between Pioneer, Wisewood, and WPWMA suggest that Pioneer would commit to purchasing 3 MW produced from forest-based biomass with the remaining 2 MW produced from urban-based biomass available to the WPWMA which could be used to power the landfill gas blower flare station, offset a portion of MRF power requirements, or be used develop a heavy-duty electric vehicle charging yard on the WPWMA's campus.

Staff believe a lease agreement with Wisewood would provide significant benefit to the WPWMA including: 1) an additional source of revenue from rent and royalties from Wisewood, 2) improved market stability for recovered wood, 3) the potential to receive tip fees for forest-based woody materials that historically have not been delivered to the WPWMA, and 4) establishing a commercial scale compatible technology project consistent with the WPWMA's Renewable Waste Action Plan. As such, staff recommend your Board authorize negotiation with Wisewood consistent with the attached deal points. Following negotiations, a proposed final lease agreement will be brought back to your Board for consideration at a future meeting.

ENVIRONMENTAL CLEARANCE:

The recommended action only provides authority to negotiate and is not considered a project pursuant to CEQA Guidelines Section 15378(b)(5). A CEQA determination will be made when a proposed final lease agreement is brought back to the Board.

FISCAL IMPACT:

There is no direct fiscal impact to the WPWMA associated with the recommended actions. Should your Board authorize staff to negotiate a lease agreement with Wisewood, staff will return at a future meeting with an analysis of the economic benefit to the WPWMA associated with the proposed project.

STRATEGIC PLAN/GOALS:

GOAL 2 – Enhance economic development and investment in innovation.

GOAL 3 – Increase material diversion and domestic reuse.

ATTACHMENT: DEAL POINTS

BIOMASS FACILITY DEAL POINTS

1. Wisewood will be solely responsible for the design, permitting, construction and operation of a five megawatt (5 WM) woody biomass facility located on the WPWMA's campus (location TBD).
2. Wisewood commits to sizing the woody biomass facility sufficient to accommodate one hundred percent (100%) of the qualifying urban woody biomass recovered at the WPWMA's MRF over a ten (10) year planning horizon.
3. The term of the lease agreement shall be for 20 years which may be extended upon mutual agreement of the parties.
4. Any subsequent fuel source agreement specifically related to urban woody biomass recovered at the WPWMA's facility shall be between Wisewood and the WPWMA's facility operator(s).
5. Wisewood shall remit to the WPWMA a monthly rental payment based on the acreage leased to Wisewood by the WPWMA. The rental payment shall be subject to annual adjustment according to year-over-year change in the California Consumer Price Index, All Urban Consumers, for the month of April.
6. WPWMA shall have the right, but not the duty, to purchase electricity generated by Wisewood in excess of what is transmitted to the electrical grid.
7. Wisewood shall remit to the WPWMA a royalty payment based on a percentage of gross revenues earned from the sale of electricity to any third party.
8. All other biomass fuel sources delivered to Wisewood, other than those provided directly by the WPWMA or its facility operator(s), shall be subject to a host tipping fee established by the WPWMA.
9. Upon the expiration of the term, or earlier termination, of the lease agreement, Wisewood shall be solely responsible for the removal and final disposition of all equipment and structures associated with the project. The WPWMA shall have the right, but not the duty, to purchase the equipment and structures at their then currently tax depreciated value consistent with Wisewood's most recent federal tax statements.