



AN ALTERNATIVE TO EXPANSION

FOR THE
COFFIN BUTTE LANDFILL

CONDITIONAL USE PERMIT

BILL GELLATLY

© 2025

Good evening, I'm Bill Gellatly, an eleven-year resident of Corvallis. My wife and I live at 2923 NW 13th Place, just North of Walnut. This will be my fifth testimony related to the Landfill, and the items that led me to speak in front of both the Planning Commission and the Board of Commissioners. I also prepared a testimony submission to the Oregon DEQ regarding Air Quality,

While my career as a mechanical was a technical one, I'm the child of depression-era parents with few means and at born a time when a war on two fronts was still going on.

I learned on the job and left Tektronix with the title of **Principal Engineer** and led **Mechanical Engineering Quality Management** for what was then a \$1.5 Billion-a-year company.

I want to leave every one with three **ideas** and a **PLAN**.

First, the ideas, because they can be so simply stated.

- Quality is in the eye of the beholder – science is grand, but it is all for naught if it can't be understood, appreciated for its nuance.
- Character can be the attribute or nature of a place, and that is how it is defined in the "character of the Coffin Butte, Soap Creek, Adair Village. Character also related to integrity in people, and that leads me to...
- Trust. It is built on credible assurances, clear actions, and long-term consistency consistency.

Republic Services and their subsidiary Valley Landfills, Inc. are in three businesses.

Collection, Hauling and Landfills. They fill a critical role as recipients of everyone's waste and they are not the enemy. They simply bat at the bottom of the order.

THE PLAN

Interestingly, the knowledge base of the two experts I'm referring to we're in finance and in science.

I'm going to talk about waste materials in Benton County and of course, about the 1982 signatory partners in Linn, Lincoln and Lane counties. It is time to stop trying to run a Landfill, and my plan is to stop receiving material with a steady decline in new material and to close it in 2035.

Why?

- The amount of rainfall we encounter, its variability, and its impact on managing the waste byproducts.

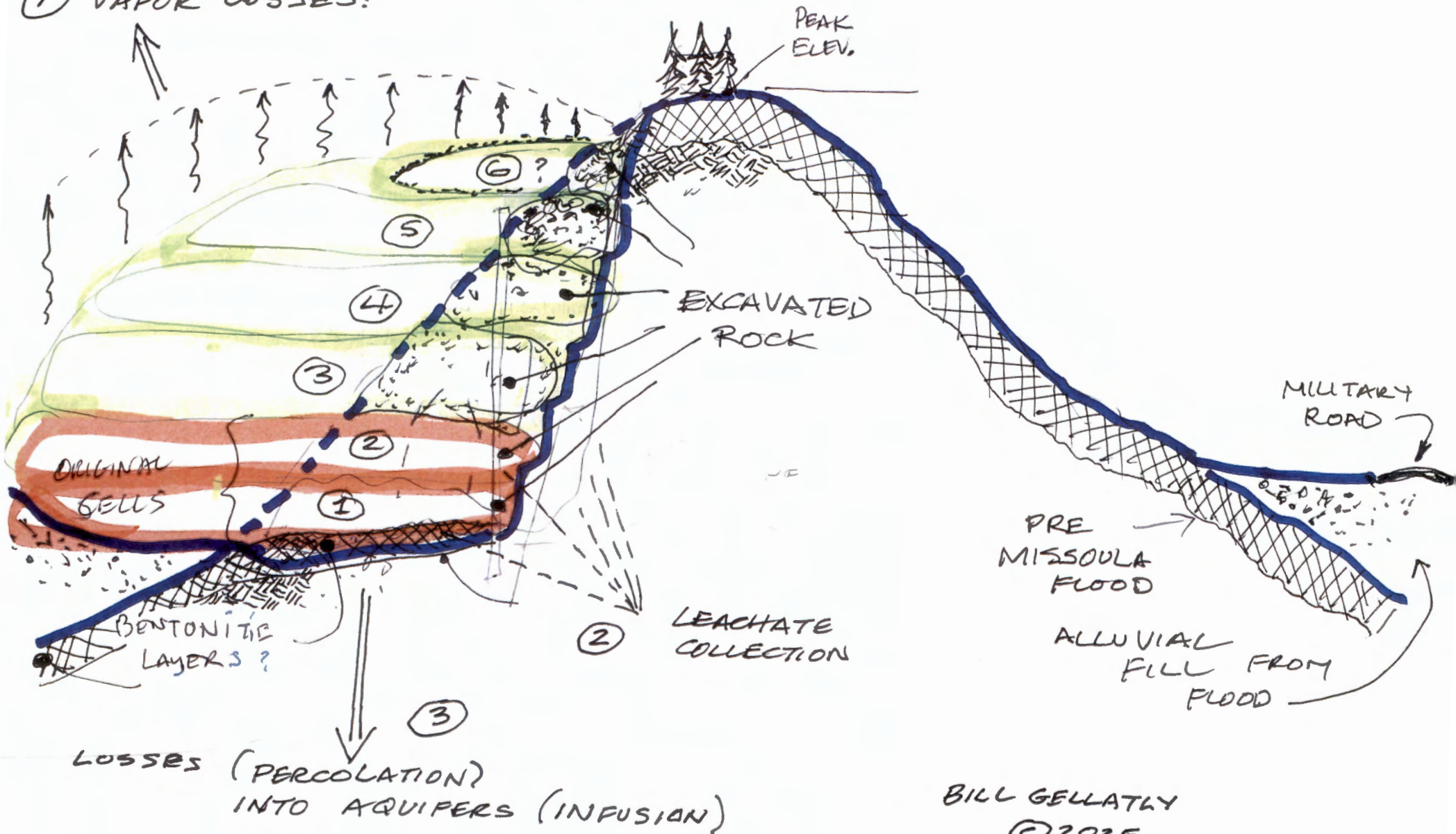
- Rainfall entering the landfill becomes leachate at the rates of 40-60 Million Gallons per year. The **future liability** of managing that leachate over the next 50 years in the un-acknowledged elephant in the room, and without **performance-qualified bond** in place before the landfill site is transferred to another entity, private or public, my analysis shows that Benton County could easily be on-the-hook for at least the \$400 million in GOP Chairman Keith Lembke's recent letter to the editor of the G-T.
- Drawing 16 of 26 county's waste here is a huge waste of truck time that should be **directed to the maximum amount of rail traffic**. Believe who you will, but it is common knowledge that rail costs per ton-mile represent a savings of between 65 and 75% , require less labor, less risk and reduce the worn-off tread compound entering storm water ditches and our stream. While not the only option, the operation in Arlington OR enjoys the advantage of very low rainfall.
- Part of the LEACHATE being ineffectively treated in today's water treatment facilities returns to the landfill as sludge and today, that sludge is growing in concentration of "forever chemicals" at any landfill where the sludge is being treated.
- Everyone aware of the "forever chemicals" is complicit. It starts with Carbon and Flourine bonds that facilitated the production of bombs, into Teflon, Gore-Tex, and out to the rest of the world as more than 4,500 compounds untested outside of the labs of the top three producers for safety (handling, production, health....).

APPENDIX

How?

- Acquire property near existing North-South lines (adjacent to Yard Debris & Food Waste processing on Camp Adair Road is but ONE example.
- Make that property an excellent TRANSFER STATION TO RAIL.
- Build a quality LEACHATE TREATMENT OR CONTAINMENT FACILITY in the west end of the recently terminated quarrying site.
- Be transparent! Acknowledge the problems, embrace them fully, and apply pressure to solve them.
 - Develop low-energy biological processes. Support research in-progress at OSU
 - Use energy from current air pollutants to heat the best current process to remove water, distill and fractionate regulated chemicals, and then contain the resulting sludge.
 - Spend equivalents to rail-savings on diesel to provide more heat/energy required to run the treatment processes. These are common processed, to date they're being overlooked.

① VAPOR LOSSES:



BILL GELLATLY
© 2025

"VALIDATED INTAKE @ LESS THAN PRESENT CAP"

5 YEARS @ 60%
5 YEARS @ 30%

IMMED. NEW
FILL
AREA
LIMITS

PRESENT
LANDFILL
AREA

CAPTURE,
SETTLE &
PUMP TO
TRANSFER
STATION

LEACHATE

VAPOR
CAPTURE

COFFIN BUTTE RD.

PRESSURIZING
& MOISTURE
REMOVAL

SOAP
CREEK
RD

TAMPICO RIDGE

O.D.F.W. - "Coffin Butte Tract"
E.E. Wilson Wildlife Area

Bowers Slough
Ponds

To Willamette
River Near
Hyak Park

LIQUIDS
GASES

SOLIDS

RAIL CAR
QUEUING SPACE

EXISTING LINE

YARD
DEBRIS
&
FOOD WASTE

JCT. CTY
EUGENE

SCALES

TIPPERS

TREAT
GASES &
LEACHATE
ON-SITE

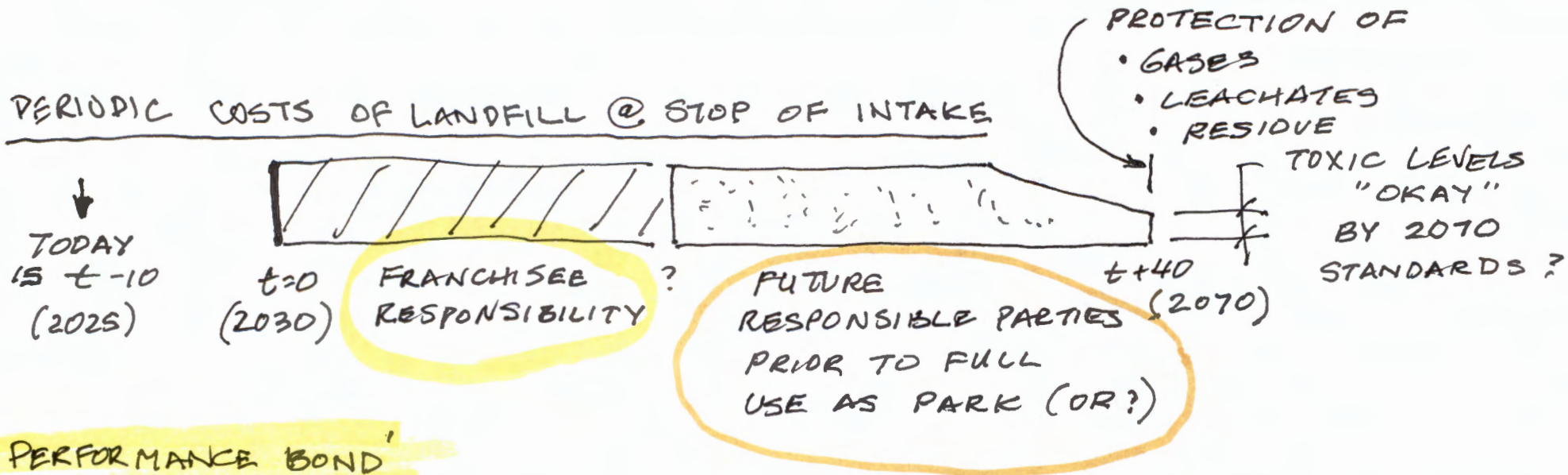
ASSURE
PAYMENT OF
FUTURE
LIABILITY

ADD
RAIL!

ARLINGTON

↑ SALEM
↑ MILLERSBERG

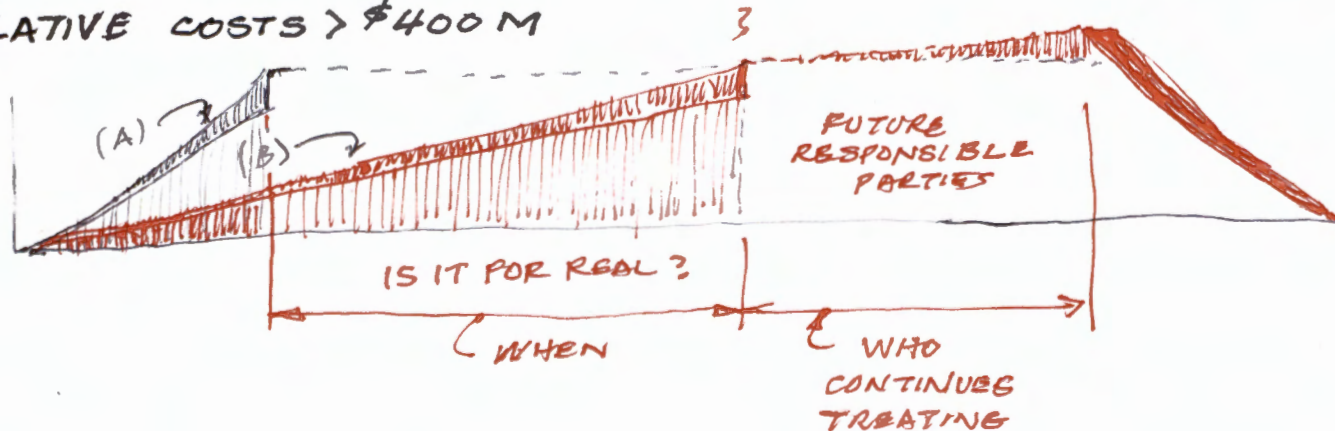
PERIODIC COSTS OF LANDFILL @ STOP OF INTAKE



'PERFORMANCE BOND'

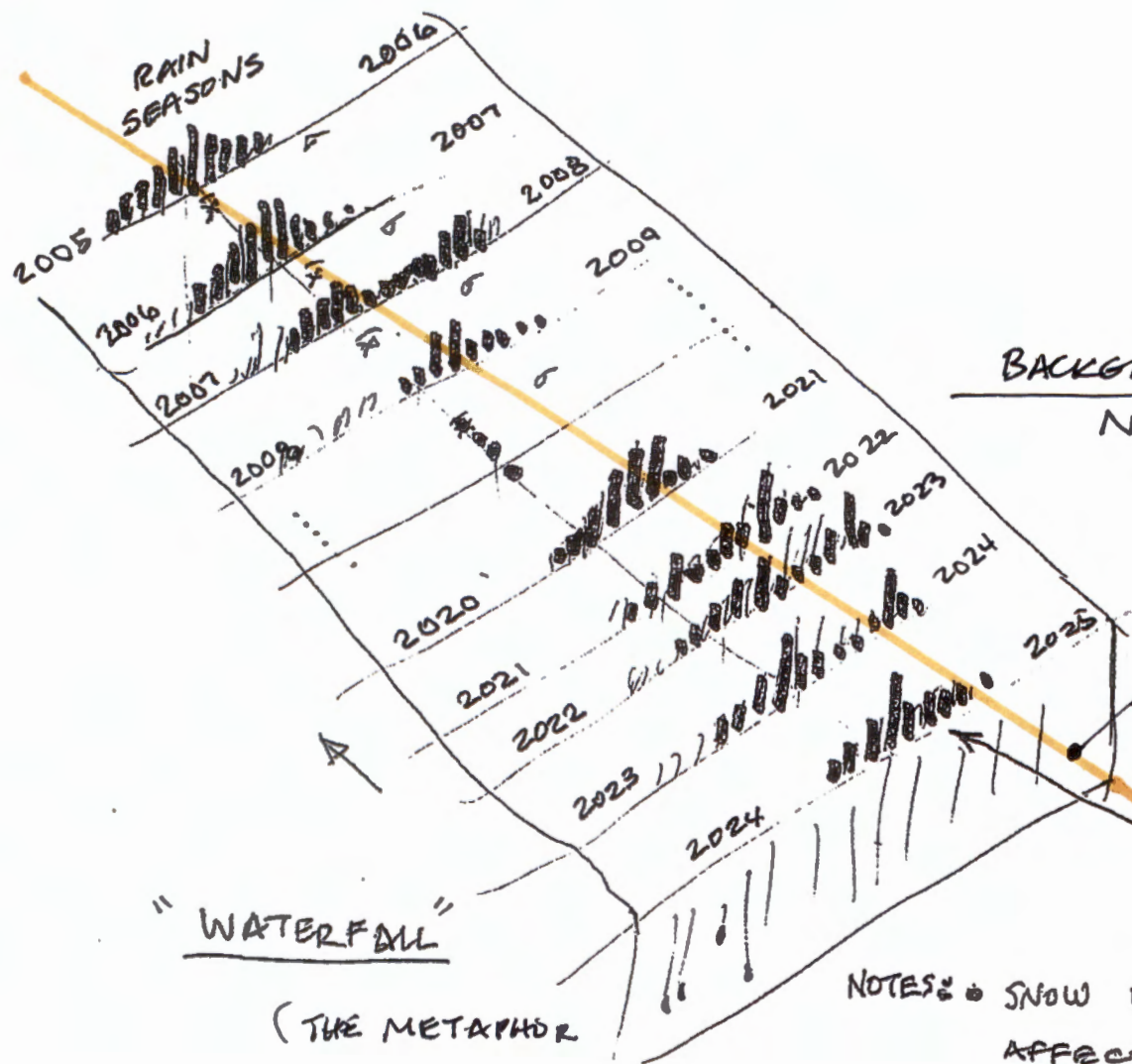


CUMULATIVE COSTS > \$400 M



DECLINING FUND DURING RESTORATION FOR USES

Restore To What



BACKGROUND

NWS - CORVALLIS
DATA PROJECTED TO
COFFIN BUTTE AT
RATIO OF 50:36
(INCHES/YEAR)

NOTES: • SNOW PACK CAN
AFFECT TIME-BASED
ANALYSIS.

• RELATIVELY UNCOMMON

© BILL GELLATLY
2025

Calculate Annual Rainfall in Gallons/Year for Each Acre of Drainage

Unit conversions: 1. 7.48 Gallons/cubic foot
2. 43,560 sq. ft./acre
3. 43,560 cu. ft./acre-foot

Volume conversion
Area measure
Volume measure

Data used: 1. 36 inches/year (NWS at Corvallis Airport) = 3.0 ft/year
2. 44 inches/year (Reported for Coffin Butte - validated by ?)
3. 50 inches/year (Reported for Coffin Butte - validated by ?)
4. Total area of currently approved = NW of CB Rd.
5. Total area of proposed expansion = SE of CB Rd.
6. Reported area of North Side Landfill (source?).

Note Find correct parcels in R-S CUP Application
Repair incorrect parcels in R-S CUP Application

TOTAL HOLDINGS
RELATED TO
THE LANDFILL

Sanity check calculation: Delete when chart below is complete

Gallons/ Cubic foot	Acres/cu. ft.	Gallons/Acre	Area Ac.)	MG/yr/Ac.
7.48	43560	977,486	172	168
7.48	43560	1,194,706	172	205

at 36 in/yr
at 44 in/yr

Map ID	Tax Account Number	Site Location	Drainage Pct.	Area (Ac.)	Drain (Ac.)	Drains to:	Drainage toward	Annual Runoff		Soap Creek	Annual Runoff	
								Corvallis Airport	Coffin butte		Corvallis Airport	Coffin butte
							Bowers Slough	At 36 In. Year	At 50 In. Year		At 36 In. Year	At 50 In. Year
105130001000	234538	NW of C.B. Road	25%	91.28	22.82	Bowers Slough	22.82					
105130001000	234538	NW of C.B. Road	75%	91.28	68.46	Bowers Slough	68.46					
105130000901	222640	NW of C.B. Road	100%	1.91	1.91	Soap Creek				1.91		
105130001000	021463	NW of C.B. Road	100%	91.25	91.25	Bowers Slough	91.25					
105130000900	021455	NW of C.B. Road	100%	9.37	9.37	Soap Creek				9.37		
105130000902	222632	NW of C.B. Road	100%	2.93	2.93	Soap Creek				2.93		
104180000301	005730	NW of C.B. Road	100%	64.71	64.71	Bowers Slough	64.71					
104180000900	420453	NW of C.B. Road	100%	1.01	1.01	Bowers Slough	1.01					
104180001107	244537	NW of C.B. Road	8%	59.23	4.56	Soap Creek				4.56		
104180001107	244537	NW of C.B. Road	92%	59.23	54.49	Bowers Slough	54.49					
105240000200	022024	NW of C.B. Road	100%	47.96	47.96	Soap Creek				47.96		
105130000800	021448	NW of C.B. Road	100%	111.01	111.01	Soap Creek				111.01		
				480.48			302.74			177.74		

104180001103	005854	Private Residence	100%	3.87	3.87	Soap Creek				3.87		
104180001104	005862	SE of CB Road	100%	3.80	3.80	Soap Creek				3.80		
104180001101	005839	SE of CB Road	100%	3.89	3.89	Soap Creek				3.89		
104180001102	010418	SE of CB Road	100%	3.67	3.67	Soap Creek				3.67		
104198001600	315603	SE of CB Road	90%	83.70	75.33	Soap Creek				75.33		
104198001600	315603	SE of CB Road	10%	83.70	8.37	Bowers Slough	8.37					
104180001200	005888	SE of CB Road	100%	82.70	82.70	Bowers Slough	82.70					
104180001000	005813	SE of CB Road	100%	2.90	2.90	Bowers Slough	2.90					
				184.53			93.97			90.56		

665 ACRES

Total at Landfill 665.01 Acres

396.71
59.7%

268.30
40.3%

1.04 Square Miles

Note: These properties are having taxes paid by Republic Services, and special tax rates have been assigned.

			Total Real Market Value of Land (undeveloped)	Special Assessed Taxable Land:	Special Taxes
104180000200	005714	Owned by Peltier Real Estate*	17.93	\$ 14,882.00	\$ 125.12
104198000300	276794	Owned by Peltier Real Estate	5.54	\$ 294,330.00	\$ 2,143.00

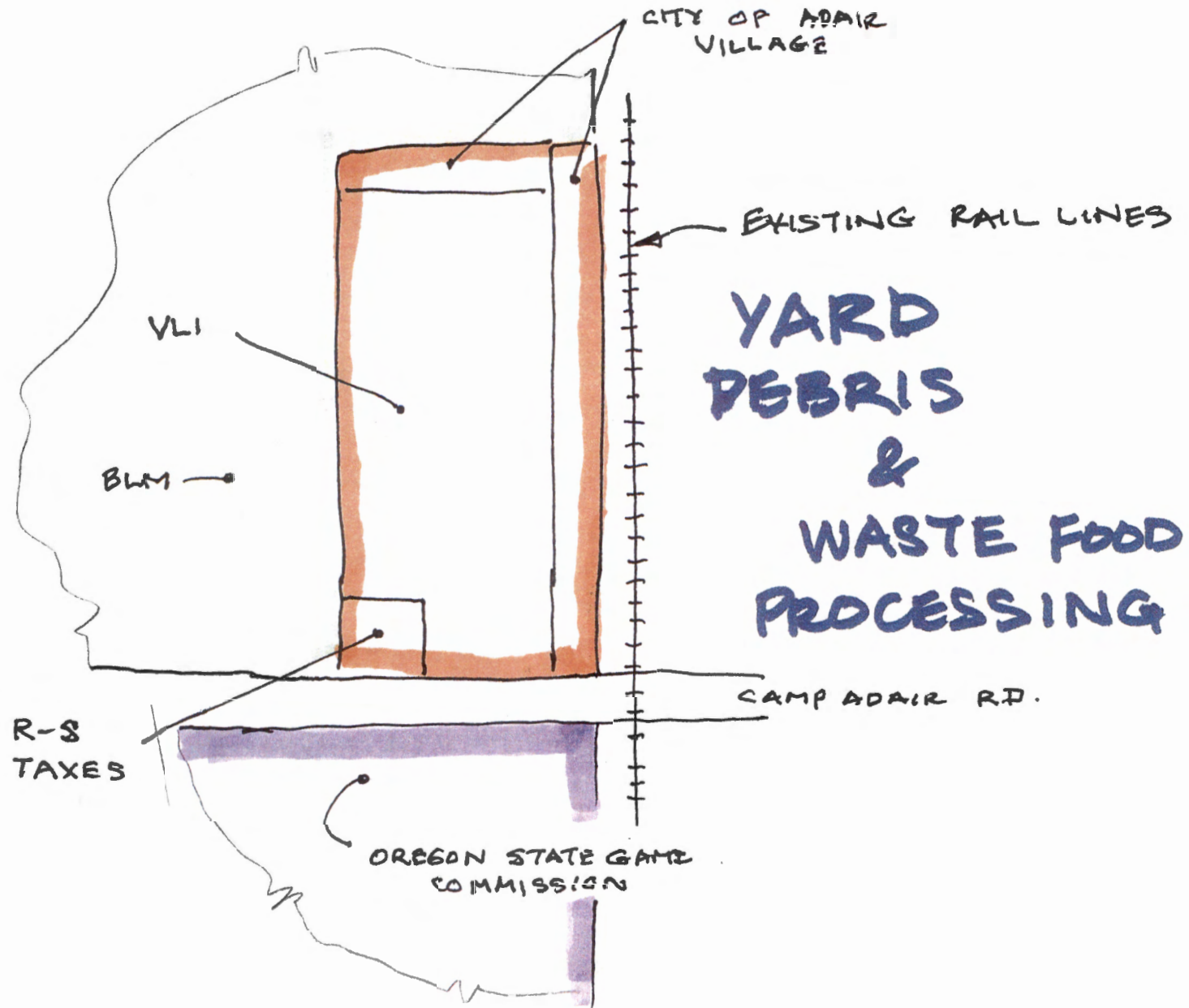
Total 23.47 Acres * Tax account says, "This account may have potential tax liabilities, taxes due, or other special development conditions."

See Joel G. about "flow analysis"



Bill Gellatly
formerly Full Circle Development LLC
(c) 2025

TIMBER OR OTHER
DEFERRALS



29891 CAMP ADAIR ROAD

ABILITY TO FUND

A RISKY FUTURE

Snoop @ (Reconnoiter) Facilities

Collections haul

XFER
OR
PROCESS

Tabulate:

Equip.

Bldgs

Parking Lots (# of Employees)

Labor

Burden

G & A



ASSETS & LIABILITIES

P & L

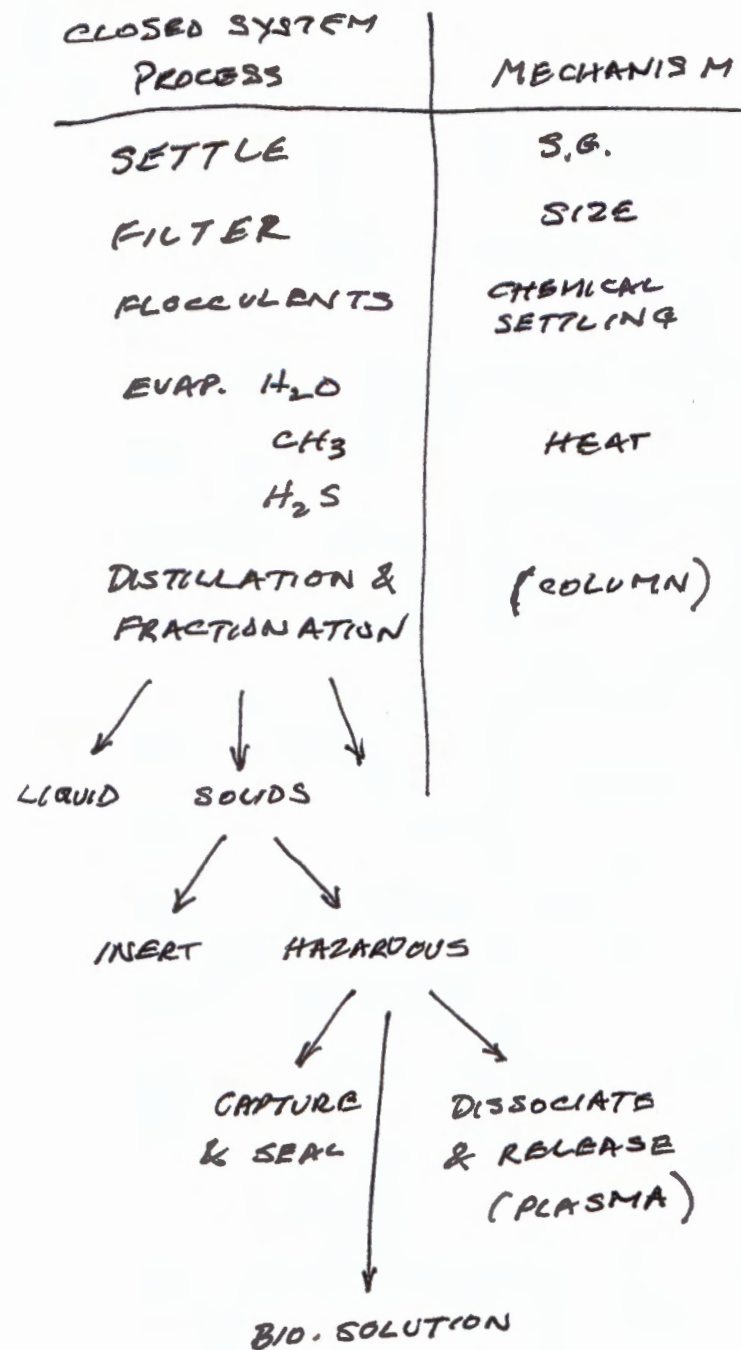
• Buildings • Future
• Equipment • Debt on
• PEOPLE! Assets

Gross Margin
OIBT



Net Assets as
an operating unit of R-S.

Return to Shareholders



LEACHATE
CHEMICAL
TREATMENT
OPTIONS

© GELLATLY
2025