



**Waste & Recycling Services**

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January 22, 2025

Director Chuck Bauer, PE  
Clark County Solid Waste District  
3130 East Main Street  
Springfield, OH 45503

Resolution-2024-0947  
SWDR File

**Re: General Plans and Specifications for Proposed Solid Waste Transfer Facility**

Dear Mr. Bauer,

In accordance with the Clark County Solid Waste District Plan Rumpke Waste & Recycling has enclosed supplemental information to the summary report submitted on November 18, 2024 regarding construction of a solid waste transfer facility at 3580 South Dayton-Lakeview Road in Bethel Township, Ohio. Rumpke is pleased to provide this communication to fully address criteria outlined in the 2024 Clark County Solid Waste District Plan. This includes the following.

- Consistency with the mission, strategies and projections in the Clark County Solid Waste District's solid waste management plan
- Effects on financing the implementation of the District's solid waste management plan
- The local economy (waste disposal costs, revenues/expenditures, job creation, etc.)
- Enforcement of local law enforcement and emergency response
- Clark County Comprehensive Plan
- Related infrastructure
- Local related quality of life issues, i.e., noise, litter
- Property values
- Important historical and cultural features

Please contact Rumpke Waste & Recycling directly with any questions or for further information.

Respectfully yours,

Jacob Rumpke  
Vice President  
Rumpke Waste & Recycling



# **Rumpke Hauling & Transfer Facility Impacts on County Level Interests**

January 22, 2025

# **RUMPKE**

Includes an IMPLAN Economic Impact Study

## **Consistency with the mission, strategies and projections in the Clark County Solid Waste District's solid waste management plan**

The Clark County Solid Waste District's mission is "to ensure that comprehensive, high-quality solid waste services are available to Clark County residents and businesses, and to supply environmental education and assistance to the community that will promote cost-effective and self-supporting waste reduction programs".

According to the District's plan, Clark County's population of 135,633 has a per capita waste generation rate of 6.49 pounds per person per day (PPD), and the District's residential/commercial sector is projected to reach 113,000 tons of disposed material in 2030. The District must explore and secure facilities, including transfer stations and recycling drop off facilities, which can manage the waste the area will generate.

Today, the District is heavily reliant on regional facilities, in fact 69% of waste is currently transported to regional transfer facilities, however the solid waste management plan confirms a definite need to establish a transfer station within the District to ensure nearby, easily accessible disposal capacity. The District's plan update develops a contingency plan to build a convenience center to enhance collection. It is "written as a contingency plan to allow discussion of a privately-owned transfer facility to develop further." A transfer station is essential infrastructure that improves convenience, reduces travel times or road miles, assists with supporting centralized services for recycling, clean-ups and tire collection.

The Rumpke Hauling & Transfer Facility project meets this goal and advances the District's mission. The facility ensures cost-effective, safe, compliant and accessible disposal located within the county, providing residences and businesses with a much needed option to dispose of municipal solid waste without having to travel a great distance. The site will also offer residents access to a free recycling drop-off meeting the District's mission to "promote cost-effective and self-supporting waste reduction programs". Further, Rumpke has pledged its help with District and community cleanup efforts.

Rumpke has a proven record of operating quality waste and recycling facilities throughout five states. In all the company operates 26 transfer stations. Rumpke's adherence to compliance and well-planned modern and fully contained facilities makes the firm and this operation a fit to deliver the District's mission to provide "high-quality solid waste services to Clark County residents".

Lastly, Rumpke employs a team of community outreach and education specialists solely focused on working with solid waste districts, communities and schools to offer environmental curriculum in the form of in-person presentations and facility tours. Rumpke's full-service communications group will also provide the District as well as Clark County communities with access to an arsenal of marketing and communications collateral for online, direct mail and earned media placement to promote options for disposal and recycling throughout Clark County.

For all these reasons, the District's plan recommends transfer station development as an "opportunity to explore".

## **Effects on financing the implementation of the District's solid waste management plan**

The Rumpke Hauling & Transfer Facility will not require funding from the Clark County Solid Waste District. Rumpke will build, operate and cover all expenses relating to the facility.

Rumpke is also committed to working with the Clark County Solid Waste District to discuss and potentially develop mutually beneficial voucher programs for residents in specified areas within Clark County.

Additionally, the Rumpke campus should serve to complement Clark County's Solid Waste District by providing convenient cost-effective disposal and free recycling services, and by aiding with community outreach and the education goals outlined in the District's plan.

## **The local economy (waste disposal costs, revenues/expenditures, job creation, etc.)**

The presence of the Rumpke Hauling & Transfer Facility in Clark County will boost the local economy. Rumpke's **\$16 million** construction of this transfer station project will increase local spending and bring 45-65 jobs to Clark County. The annual spending on operations would support **\$9.7 million** in contribution to GDP and **\$21.2 million** in Output across Clark County. Approximately **\$2.4 million** in local, state, and federal tax revenue would be generated by annual operations, including sales tax and income tax. Please see the attached IMPLAN-generated economic impact study for a comprehensive summary of economic impacts associated with the project.

## **Enforcement of local law enforcement and emergency response**

Rumpke's Safety and Engineering teams, as well as the project builder, will collaborate and provide access to emergency features and planning associated with the facility and the facility campus. Rumpke will also provide access to all Clark County and Bethel Township emergency response and law enforcement personnel during construction and after to best support effective and proactive emergency planning and response. Rumpke will ensure compliance with all recommended fire suppression, water supply requirements and security measures.

## **Clark County Comprehensive Plan**

The Rumpke Hauling & Transfer Facility will assist with the County's funding challenges, by providing private funding for the construction and operation of a much needed in-county solid waste facility which will offer efficient, nearby disposal and recycling options to Clark County homes and businesses.

Clark County, Ohio's Comprehensive Land Use Plan, known as CONNECT Clark County, was developed to address various challenges and leverage the county's assets for future growth and development. Some key objectives of the plan include, but are not limited to:

**Coordinated Land Use Decisions:** The plan aims to synchronize land use decisions across different jurisdictions within the county to ensure cohesive and efficient development.

- The Rumpke Hauling & Transfer Facility project is located along SR 235 in the southwestern corner of Clark County on a property classified as a I-1, Light Industrial District. A recycling center, transfer station and trucking terminal are all principle permitted uses in the I-1, Light Industrial District.

**Economic Development:** By supporting shared economic development objectives, the plan seeks to stimulate job creation and economic growth, addressing past declines in key industries and household incomes.

- The operation of the proposed Rumpke Hauling & Transfer Facility will stimulate job creation by supporting the addition of approximately 57 direct jobs and a total of approximately 96 jobs (Direct, Indirect, and Induced) with an estimated total annual Labor Income of **\$5,760,800**.

**Infrastructure Investment:** Prioritizing infrastructure investments is essential to support current needs and future growth, ensuring that resources are allocated effectively across the county.

- Rumpke will fully fund the proposed Rumpke Hauling & Transfer Facility. The facility adheres to Clark County Solid Waste District's objective to enhance essential waste management infrastructure.

The location of the Rumpke facility improves underutilized land and will improve aesthetics with well-planned and modern architecture surrounded by visually pleasing landscaping. The Rumpke campus will also support the Comprehensive Plan's goal of creating stable, long-term employment in the area while serving the disposal needs of the region's diverse economic base.

Additionally, Rumpke's investment in utilities and DOT-approved road enhancements should help to improve the traffic flow at a prominent highway interchange to facilitate current and future development in the area. Ultimately, the Rumpke Hauling & Transfer Facility promotes "transportation and utilities that support development priorities and community well-being."

The Rumpke Hauling & Transfer Facility offers creative solutions to Clark County's current challenges including the County's growing need for disposal, more recycling options, tire collection, clean-up opportunities and educational outreach.

The Clark County Comprehensive Plan calls for a "network of innovators" to seek out creative solutions to the community's challenges. Rumpke's Hauling & Transfer Facility is a creative solution to best meet the County's solid waste and recycling needs. As an award-winning service provider and innovator, Rumpke has invested millions of dollars in recent years to build better solid waste infrastructure and is a national leader in recycling offering the most expansive list of acceptable recyclables further supporting Clark County's solid waste diversion goals.

### Related infrastructure

The Rumpke Hauling & Transfer Facility will provide accessible waste disposal and recycling services within the community for residential and commercial customers complementing the District's plan to bolster solid waste infrastructure with an in-county transfer station.

This site is designed to accept up to 200-500 tons per day. Trucks traveling to and from the site will principally use main transportation arteries like Interstate 70, State Route 235, or State Route 40. Only light

trucks servicing nearby communities and commercial customers will travel through Bethel Township and surrounding communities.

It is to Rumpke and the community's advantage to ensure safe, easy and efficient traffic flow for vehicles from Rumpke's operation, as well as for general motorists in the area. Rumpke's hauling operation at the site will include a small fleet ensuring minimal impact on roadways. Other traffic moving through the site will be spaced out throughout the day and not necessarily during peak traffic hours. Upon opening, Rumpke anticipates that the transfer facility will receive approximately 50 vehicles per day. At maximum capacity, the facility could reach about 165 trucks per day. Rumpke will consider CNG (compressed natural gas) vehicles as the operation develops.

Furthermore, Rumpke has commissioned a traffic study with ODOT to verify turning lane and/or traffic signal needs. Rumpke will follow ODOT recommendations and pledges to fund any necessary turning lanes, traffic signals or other required signal or roadway enhancements relating to its project.

### **Local related quality of life issues, i.e., noise, litter**

Safe, secure, reliable and accessible waste management is essential to quality of life. A new state-of-the-art transfer station helps to protect the environment by reducing total vehicle miles traveled, providing a fully contained and enclosed building to transfer municipal solid waste from small vehicles into larger transfer vehicles, and providing sufficient setback and buffers from property lines and neighbors. The new Rumpke Hauling & Transfer Facility will do just that. For example, Rumpke has offered references from its Delaware County, Ohio Transfer Station, Zanesville, Ohio Transfer Station, Scott County, Kentucky Hauling and Transfer Facility and its Monroe County, Indiana Hauling and Transfer Facility.

Rumpke's quality operations are designed to prevent noise, litter and odor from leaving its property line.

**Noise:** At the Rumpke Hauling & Transfer Facility noise levels outside of the transfer depot will be minimized because collection vehicle unloading and transfer trailer loading will be conducted within the confines of the buildings on site. Plus, all onsite equipment will be equipped with mufflers and the lowest decibel backup alarms allowable. Rumpke will also use other sound-suppressing devices, as needed, for compliance with applicable local and state statutes and regulations.

**Odor:** The operation is designed to control odors. Trash is dumped inside the enclosed transfer building. There is no outside storage. The building is emptied throughout the day and trash is hauled to regional landfills for disposal. Waste will not be stored at the facility for more than 24 hours. It is beneficial for Rumpke to move the trash out of the facility as quickly as possible to maximize productivity and minimize costs. The building will be closed outside of hours of operation.

**Litter & Vectors:** Litter and vectors are also controlled and contained inside the building. Daily cleaning is administered, regular extermination services are employed and any wind-blown litter is collected. Rumpke also takes special care to employ crews to clean up litter at the site and around the campus. The firm will employ street cleaners as necessary to perfect the overall look of the property, Transfer stations are regularly inspected by the local health department and Ohio EPA ensuring maximum protection for human health and the environment.

**Water Management:** Rumpke is open to exploring the addition of a groundwater monitoring well and is happy to discuss its potential location, monitoring schedule and costs with Clark County officials.

As part of the Ohio EPA permitting process Rumpke must submit detailed plans to handle both wastewater and stormwater at the site in accordance with the US Clean Water Act. According to the EPA, “The Clean Water Act (CWA) establishes the basic structure for regulating discharges of pollutants into the waters of the United States and regulating quality standards for surface waters.

Wastewater, or water that has come in contact with trash, must be entirely contained and discharged to the wastewater treatment facility. This is common practice for a variety of industries and sewer systems are designed to safely handle and treat these nonhazardous liquids. Rumpke has already shared its plans with the Southwest Regional Wastewater Treatment Plant in Medway.

Stormwater, or water that has not come in contact with trash, will be directed to a stormwater detention and control system.

Both of these processes require permitting from the EPA before construction and monitoring by the EPA and local health department.

### Local political subdivisions

The Rumpke Hauling & Transfer Facility coincides with the goals of the Ohio EPA, Clark County Comprehensive Plan, Clark County Solid Waste District Plan and local zoning. Bethel Township has received an update about the project and Rumpke hosted public presentations on December 17, 2024. Copies of the presentation, a fact sheet and links to a website and video were provided to officials and most impacted political subdivisions.

The proposed property for this facility is located near other industrial and commercial properties and is surrounded by mostly industrial, agricultural and commercial uses.

### Property values

The referenced project provides an essential service that benefits public health and the local economy. The project will create improved infrastructure, jobs, tax revenue, etc. which typically support property values. Furthermore, this operation is highly regulated and there is substantial buffer or setbacks from residential structures.

As many know, local property values are influenced by a variety of factors, which vary by region and market conditions. Some drivers include the following.

- **Location:** Neighborhoods with low crime rates tend to have higher property values.
- **Economic Factors:** Areas close to major employers and higher average household incomes increase demand. Lower interest rates also create a higher demand for housing.
- **Supply and Demand:** A limited supply of homes and/or population growth can increase prices.
- **Schools:** Highly rated schools as well as access to higher education increase property values.
- **Property Characteristics:** Larger homes and lots with well-maintained and modern features increase values.

- **Local Regulations and Taxes:** Lower taxes may drive higher property values.

The Rumpke Hauling and Transfer Facility will help protect values by:

- Operating under strict requirements imposed and enforced by the Ohio EPA,
- Maintaining a fairly significant setback from residentially zoned properties.
- Building on an industrially zoned parcel, surrounded by industrial, commercial or agricultural uses.
- Creating local job opportunities and tax revenue base which will support schools, police, etc.

For reference, A 2021 property valuation study conducted by CBRE, the world's largest commercial real estate services and investment company, compared home prices near two existing transfer stations. In the study, CBRE found no clear correlation between home prices and distance to an existing transfer station. In fact, home prices were higher on a per square foot basis within a one-half or three-quarter mile radius of the transfer facilities.

You can read the entire study at this [link](#).

### Important historical and cultural features

An assessment of the property shows no historical structures or known artifacts are located on the proposed Rumpke Hauling & Transfer Facility site.

THE ECONOMIC IMPACT OF  
**RUMPKE HAULING &  
TRANSFER FACILITY**

January 22, 2025

# Model Assumptions

This study used IMPLAN **2022** Data and the IMPLAN calculation process to estimate the economic impact from construction and operations of the proposed **Rumpke Hauling and Transfer Facility** on the **Clark County, OH** region. All results are reported in **2025** dollars.

## Result Highlights



The construction for the **Rumpke Hauling and Transfer Facility** would support **163.626** jobs with an associated Labor Income of **\$8.9 million**, contribution to GDP of **\$11.1 million**, Output of **\$24 million**, and taxes of **\$2.7 million**.



The annual operations of the proposed **Rumpke Hauling and Transfer Facility** would support a total of **96.027** jobs across the **Clark County, OH** region.



**\$5.8 million** in Labor Income would be supported in **Clark County, OH** due to annual operations of the **Rumpke Hauling and Transfer Facility**.



The annual spending on operations would support **\$9.7 million** in contribution to GDP and **\$21.2 million** in Output across **Clark County, OH**.



Approximately **\$2.4 million** in local, state, and federal tax revenue would be generated by annual operations, including sales tax and income tax.

## Economic Impact of Rumpke Hauling and Transfer Facility

### Construction (Year 2025)

Construction cost of the **Rumpke Hauling and Transfer Facility** in **2025** is **\$16 million**. This direct spending by the developer of the **Rumpke Hauling and Transfer Facility** in the construction industry would support an additional **118.798** jobs, **\$6.7 million** in Labor Income, **\$6.8 million** in contribution to GDP, and **\$16 million** in Output for the duration of the construction phase in the **Clark County, OH** economy. This results in a total one time economic impact of **163.626** jobs earning **\$8.9 million** in Labor Income, **\$11.1 million** in contribution to GDP, and **\$24 million** in Output to the region.

### Economic Impact of Construction Year 2025<sup>1</sup>

	Employment	Labor Income	Contribution to GDP	Output
Direct	118.798	\$6,711,908	\$6,785,111	\$16,021,329
Indirect	21.2	\$1,083,201	\$2,054,116	\$4,057,005
Induced <sup>2</sup>	23.628	\$1,085,447	\$2,218,762	\$3,884,858
Total	163.626	\$8,880,557	\$11,057,989	\$23,963,192

The construction of **Rumpke Hauling and Transfer Facility** would also support tax revenues during the construction phase. The total impact for sub county general taxes (city/township) is estimated at **\$87,690**. Sub county special district taxes (police, fire, schools, etc.) are estimated at **\$237,302**. County taxes are estimated at **\$2,123**. State taxes are estimated at **\$570,663**. Federal taxes are estimated at **\$1.8 million**. This totals **\$2.7 million** in supported tax revenues from the construction phase of the project.

<sup>1</sup> All dollar values are presented in 2025 USD.

<sup>2</sup> Induced effects may vary depending on the nature of the workforce used to complete construction activities. Companies sometimes hire traveling crews that only stay in the region during the construction phase, which changes the local impact.

### Tax Impact of Construction Year 2025<sup>3</sup>

	Sub County General	Sub County Special District	County	State	Federal	Total
Direct	\$48,939	\$38,515	\$264	\$171,277	\$1,303,905	\$1,562,900
Indirect	\$22,113	\$119,563	\$1,121	\$237,208	\$259,581	\$639,585
Induced	\$16,638	\$79,225	\$738	\$162,179	\$265,387	\$524,166
Total	\$87,690	\$237,302	\$2,123	\$570,663	\$1,828,873	\$2,726,651

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<sup>3</sup> All dollar values are presented in 2025 USD.

## Operations (Year 2026)

Operations have a direct output value of **\$14.4 million**. **\$3.7 million** is paid in Labor Income to the estimated **56.851** employees and **\$8.2 million** is spent on purchasing goods and services. This represents a total economic impact of **96.027** jobs earning **\$5.8 million** in Labor Income, **\$9.7 million** in contribution to GDP, and **\$21.2 million** in Output to the **Clark County, OH** economy.

### Economic Impact of Operations Year 2026<sup>4</sup>

	Employment	Labor Income	Contribution to GDP	Output
Direct	56.851	\$3,705,094	\$6,183,181	\$14,432,119
Indirect	24.952	\$1,401,565	\$2,165,022	\$4,393,411
Induced	14.224	\$654,119	\$1,336,166	\$2,340,144
Total	96.027	\$5,760,778	\$9,684,369	\$21,165,674

The total impact on sub county general taxes (city/township) is estimated at **\$73,704**. Sub county special district taxes (police, fire, schools, etc.) are estimated at **\$305,154**. County taxes are estimated at **\$2,820**. State taxes are estimated at **\$647,804**. Federal taxes are estimated at **\$1.3 million**. This totals **\$2.4 million** in supported taxes due to operations.

### Tax Impact of Operations Year 2026<sup>5</sup>

	Sub County General	Sub County Special District	County	State	Federal	Total
Direct	\$46,652	\$188,550	\$1,740	\$402,814	\$858,928	\$1,498,684
Indirect	\$17,024	\$68,853	\$635	\$147,242	\$311,045	\$544,798
Induced	\$10,028	\$47,751	\$445	\$97,749	\$159,888	\$315,861

<sup>4</sup> All dollar values are presented in 2025 USD.

<sup>5</sup> All dollar values are presented in 2025 USD.

	Sub County General	Sub County Special District	County	State	Federal	Total
Total	\$73,704	\$305,154	\$2,820	\$647,804	\$1,329,861	\$2,359,343

Operations Total **Operations**



\$21,165,674

Total Output

96.027

Annual Jobs

\$5,760,778

Wages

\$9,684,369

Total Contribution to GDP

\$2,359,343

Tax Revenue

**Summary**

In total, operations supports 96.027 annual job years earning \$5,760,778 in Labor Income and creates a value of \$9,684,369. Operations generates a combined tax revenue of \$2,359,343 at the federal, state, and county level. These figures are reported in 2025 dollar year.

Construction Total **Construction**



\$16,021,329

Cost of Construction

163.626

Supported Job Years

\$8,880,557

Construction Supported Wages

\$11,057,989

Total Contribution to GDP

\$2,726,651

Tax Revenue

**Summary**

In total, construction supports 163.626 job years earning \$8,880,557 in Labor Income and creates a value of \$11,057,989. Construction generates a combined tax revenue of \$2,726,651 at the federal, state, and county level.

# Appendix

## Economic Indicators

There are five key economic indicators that IMPLAN reports. Each is based on the production function for a given industry in the selected region in a given year or years, which demonstrates the interconnectedness of the economy.

### **Employment**

An industry-specific mix of full-time, part-time, and seasonal employment which is an annual average that accounts for seasonality. Employment is not equal to full-time equivalents.

### **Labor Income**

All forms of employment income, including Employee Compensation (wages and benefits) and Proprietor Income.

### **Contribution to GDP**

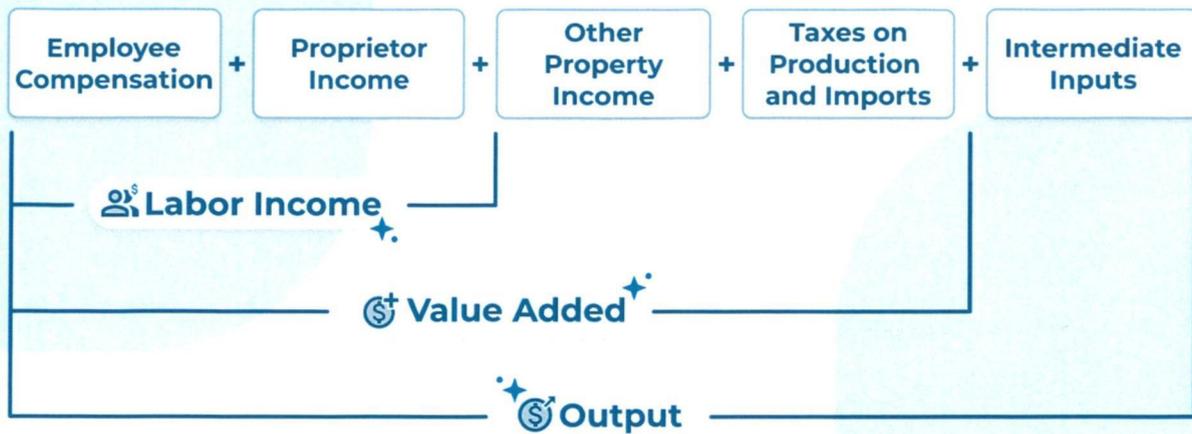
The difference between an Industry's or establishment's total Output and the cost of its Intermediate Inputs is the value added to an economy. It is also known as a contribution to Gross Domestic Product (GDP).

### **Output**

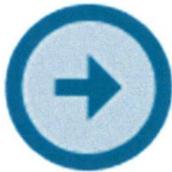
The value of industry production; in IMPLAN these are annual production estimates for the year of the dataset. In most instances, Output is equal to sales or revenue. In this analysis, Output was modeled as total operating expenditures.

### **Tax**

Taxes are reported at the sub county general (city/township), sub county special district (fire, police, school), county, state, and federal levels based on effective tax rates in the Region.



## Types of Effects



**Direct Effects** are the initial effects to a local industry or industries due to the activity or policy being analyzed



**Indirect Effects** are the effects stemming from business-to-business purchases in the supply chain taking place in the state



**Induced Effects** are the effects in the state stemming from household spending of labor income, after removal of taxes, savings, and commuters

IMPLAN® model, **2022** Data, using inputs provided by the user and IMPLAN Group LLC, IMPLAN System (data and software), 16905 Northcross Dr., Suite 120, Huntersville, NC 28078 [www.IMPLAN.com](http://www.IMPLAN.com)