

CHARTER TOWNSHIP OF VAN BUREN
SPECIAL WORK STUDY SESSION MINUTES
November 3, 2016

Supervisor called the meeting to order at 7:02 p.m. in the Board Room. Present: Supervisor Combs, Clerk Wright, Trustee Hart, Trustee Jahr, Trustee Miller and Trustee McClanahan. Absent/Excused: Treasurer Budd. Others in Attendance Secretary Montgomery, Executive Assistant Clair, Director of Planning and Economic Development Akers, Deputy, Deputy Director of Planning and Economic Development Best, and an audience of twenty-six.

Supervisor Combs read a statement explaining the purpose of the meeting and outlined the negotiation of a 5th amendment to the Host Community Agreement with Waste Management.

Board members expressed dissatisfaction with the dissemination of information regarding the agreement, the time frame established for the approval process and the lack of input from the Environmental Committee.

Waste Management provided a brief PowerPoint presentation highlighting the expansion and amendments to the Host Community Agreement.

NEW BUSINESS:

Discussion on a fifth amendment to the Host Community Agreement with Waste Management. For the past three years Waste Management, in conjunction with the Township negotiation team, worked on a fifth amendment to the Host Community Agreement that involves an expansion of the Woodland Meadows Landfill and an extension of payments to the Township through 2056. The current site will reach capacity in 2026 and the benefits received by residents will no longer exist. The proposed expansion would be south of the existing facility and encompass the Woodland Meadows Golf Course. Waste Management has proposed modifications to the Host Community Agreement as amended as follows:

- The annual fee escalator currently set at the greater of 4% of CPI would be reduced to the lesser of 2% or CPI.
- Free curbside collection and disposal services (household waste, yard waste, and recyclables) will continue for a period of five (5) years from the effective date of the amendment following Waste Management will provide free disposal and residents will be charged for collection at rates are competitive to similar services for residents in Wayne County.
- Waste Management will continue to accept any and all waste currently authorized or which may in the future be authorized as allowed by MDEQ for Type II landfills. Hazardous waste and hydraulic fracking wastes will not be accepted.
- The Township may lease the Clubhouse at the annual rate of \$1.00 per year through 2040. In addition Waste Management shall pay to the Township \$5,000 annually for Clubhouse upkeep.
- Waste Management shall annually pay the following amounts to the Township: \$100,000 for beautification, \$50,000 for environmental, \$200,000 for public health, \$15,000 for cultural activities and \$20,000 for senior citizens.
- The landfill height will remain the height of the existing site.
- A landscaped buffer will be installed by Waste Management along Ecorse Road and I-275.
- Reimbursement agreements to homeowners adjacent to the expanded site on Ecorse and Hannan Roads will be offered at 150% of appraised value of the property.
- Solid waste hauling vehicles shall not access the landfill off Ecorse Road.

- Waste Management will provide the Township with a lump sum payment in the amount of 8 million upon issuance of a Letter of Consistency from Wayne County approving the expansion area.
- The amendments would provide funding and benefits to the Township for the next 40 years. In total the agreement provides an additional \$160 million in benefits including approximately \$130 million of additional revenue in the form of landfill fees, an additional \$11 million in grants for parks, recreation, seniors, environment, cultural activities, public health, safety and welfare.

PUBLIC COMMENT: Comments included: Whether campaign contributions to members of the negotiating team could be viewed as a conflict of interest, if the agreement included tipping fees for methane gas, if methane storage tanks would be allowed, where the entrance would be for truck traffic, future cost to residents for curbside pick-up and the existence of wetlands in the expansion area.

ADJOURNMENT: Jahr moved, McClanahan seconded to adjourn the work study session at 9:30 p.m. Motion Carried.

Respectfully submitted,

Leon Wright, Township Clerk

Date: _____.

Linda Combs, Supervisor

Date: _____.