

**CHARTER TOWNSHIP OF VAN BUREN  
WORK STUDY MEETING MINUTES  
DECEMBER 18, 2017**

Supervisor McNamara called the meeting to order at 4:00 p.m. in the Sheldon Room. Present: Supervisor McNamara, Clerk Wright, Treasurer Budd, Trustee Frazier, Trustee Martin, Trustee Miller, and Trustee White. Others in attendance: Secretary Montgomery, Developmental Services Director Akers and Deputy Director Best, DDA Director Ireland and Deputy Director Lothringer, Executive Assistant Selman, Assessing Coordinator Stevenson, and an audience of eight (8).

Supervisor McNamara requested the agenda be revised to the following order: New Business, Public Comment, Unfinished Business to include presentation, Public Comment.

**NEW BUSINESS:** Discussion on the split/combination of lots: 83-022-01-0029-005, 83-022-01-0030-004 and 83-022-01-0030-001 (Denton Sub Farms) with conditions. This combination is in compliance with the Township's lot split ordinance and the land division act. It was reviewed by the Parcel Division Board on December 4, 2017 and was given preliminary approval at that time.

**PUBLIC COMMENT:** Resident commented on notification to the public regarding the 5th amendment to the host community agreement, request for more discussion, cancelling of deed restrictions, cost of curbside pick up to residents, trees in buffer zone and dissatisfaction with the overall compensation package presented under the 5<sup>th</sup> amendment.

**UNFINISHED BUSINESS:** Further discussion on Resolution 2017-33 the 5<sup>th</sup> amendment to the Van Buren Township-Waster Management Host Community Agreement.

**PRESENTATION:** Presentation by Waste Management on the 5th Amendment to the Van Buren Township-Waste Management Host Community Agreement. Waste Management Operations Director, John Myers, provided a brief history of the landfill and highlighted changes in the 5<sup>th</sup> amendment. Established in 1990, it is anticipated that the current landfill will reach capacity in 2025 and will close. Waste Management is proposing to expand the landfill into the Woodlands Golf Course, south of the existing facility, extending the capacity out to 2056. Currently the Township receives approximately \$5 million annually from landfill tipping fees and grants. Changes to the current agreement include: expansion to the south, tipping fee increases at 2% annually, tax capture on landfill use of expansion area, \$350K landscape buffer fund, \$8 million one-time payment, \$20K Senior services grant annually, \$5K Service center grant annually, \$1 million liability insurance, closure of golf course with lease of clubhouse to the Township for \$1.00 a year until 2040, golf escrow account funds estimated at \$315K, housing reimbursement at 150% of market value to 5 property owners, rescind deed restrictions, \$250K public improvement grant annually, elimination of free curbside pick-up five years after approval, continuation of free disposal, competitive rates to continue curbside pick-up service, and the continuation of all current grant funding on an annual basis. Waste Management has established a Landfill Concerns Hotline 877-765-9153 for anyone wishing to report a concern. The hotline is staffed 24 hours a day, seven days a week.

Presentation by Planning and Economic Development Deputy Director Best. Deputy Director Best provided a fact-based analysis to the Board that included a summary value under 5<sup>th</sup> amendment, cost analysis for household waste, recycling, and yard waste pick up without the 5<sup>th</sup> amendment, projected Township revenue analysis with and without the 5<sup>th</sup> amendment, projected annual host fees anticipated

under the 5<sup>th</sup> amendment, history of each amendment to the Host Community Agreement since its inception, and an assessment of the positive impact of the Township's Standard and Poors rating under the 5<sup>th</sup> amendment.

Board members commented on: the desire to have another public hearing, questioned which Board members were involved in negotiations, questioned the basis of the \$8 million dollar one time payment, public notification of the agreement on Facebook, Snap-Chat, Twitter, Instagram, in the Belleville Area Independent, emails, one-on-one discussion with residents, and Township website, Township App, odor, litter, long term debt, support for the agreement, opposition to the agreement, process of notification timeline, demographics of Township residents, elimination of curbside pick-up, stabilization of the Township budget with and without the agreement, and options regarding future curb-side pick-up in the Township.

**PUBLIC COMMENT:** Residents commented on: projected end-life of landfill under current agreement, cost analysis curbside pick up vs. cost of millage increase per person, opposition to 5<sup>th</sup> amendment, debris on Morton Taylor Rd., inadequacy of one-time payment, and notification to residents.

**ADJOURNMENT:** There being no further discussion Budd moved, Miller seconded to adjourn the Work Study Session at 6:22 p.m. Motion Carried.

\_\_\_\_\_  
Leon Wright, Township Clerk

Date: \_\_\_\_\_.

\_\_\_\_\_  
Kevin McNamara, Supervisor

Date: \_\_\_\_\_.