1		OAKLAND COUNTY
2		SOLID WASTE PLANNING COMMITTEE MEETING
3		
4		
5		
6		
7		
8		
9		
10		
11		
12	PROCEEDINGS:	WASTE PLAN HEARING
13	DATE:	Wednesday, February 26, 2014
14	TIME:	6:06 p.m.
15	LOCATION:	Oakland County Economic Development and
16		Community Affairs
17		2100 Pontiac Lake Road, Building 41W
18		Waterford, Michigan
19	REPORTER:	Elizabeth G. LaBarge, CSR-4467
20	VIDEOGRAPHER:	Tim Shepherd
21		
22		
23		
24		
25		



## TRANSCRIPT OF PROCEEDINGS WASTE PLAN HEARING

1	SOLID WASTE PLANNING COMMITTEE MEMBERS PRESENT:		
2	Commissioner Robert Hoffman		
3	Robert DePalma		
4	Steven Balagna		
5	Mike Csapo		
6	Claire Galed		
7	Jean Gramlich		
8	Kevin Kendall		
9	Ed Mamou		
10	John Myers		
11	Steven Percival		
12	Sanford Rosen		
13	Mary Ann Ryan		
14	Anne Vaara		
15			
16	OAKLAND COUNTY STAFF PRESENT, including, but not limited to:		
17	Whitney Calio		
18	Bret Rasegan		
19			
20	OTHERS PRESENT, including but not limited to:		
21	Mattie Hatchett		
22	Wendell Woods		
23	Kermit Williams		
24	Mary Pietila		
25	Doris Burkes Taylor		



1	OTHERS PRESENT, including but not limited to:			
2	Mark E. Holland			
3	Dennis Cowan			
4	Charles Rizzo			
5	Joe Munem			
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				



1	Wednesday, February 26, 2014
2	Waterford, Michigan
3	6:06 p.m.
4	* * *
5	COMMISSIONER HOFFMAN: I'd like to call the Oakland
6	County Solid Waste Planning Committee meeting to order.
7	And I'd ask that Whitney please call the roll.
8	MS. CALIO: Steven Balagna.
9	MR. BALAGNA: Here.
10	MS. CALIO: Mike Csapo.
11	MR. CSAPO: Here.
12	MS. CALIO: Robert DePalma.
13	MR. DePALMA: Here.
14	MS. CALIO: Claire Galed? Jean Gramlich.
15	MS. GRAMLICH: Here.
16	MS. CALIO: Commissioner Robert Hoffman.
17	COMMISSIONER HOFFMAN: Here.
18	MS. CALIO: Kevin Kendall.
19	MR. KENDALL: Here.
20	MS. CALIO: Ed Mamou.
21	MR. MAMOU: Here.
22	MS. CALIO: Amy Mangus is absent with notice. John
23	Myers.
24	MR. MYERS: Here.
25	MS. CALIO: Steven Percival.



## TRANSCRIPT OF PROCEEDINGS WASTE PLAN HEARING

1 MR. PERCIVAL: Here. 2 MS. CALIO: Sanford Rosen? Mary Ann Ryan. 3 MS. RYAN: Here. 4 MS. CALIO: And Anne Vaara. 5 MS. VAARA: Here. 6 MS. CALIO: We have a quorum. 7 COMMISSIONER HOFFMAN: And Claire just arrived. 8 MS. CALIO: Claire is here, very good. Thank you. 9 COMMISSIONER HOFFMAN: The Committee has before them the minutes of our previous meeting of 10 11 November 21st, 2013. I would entertain a motion to 12 approve those. 13 I'll move to approve them. MR. DePALMA: 14 COMMISSIONER HOFFMAN: Support? 15 I'll support. MR. KENDALL: 16 COMMISSIONER HOFFMAN: Any discussion on those 17 minutes? All right. All those in favor of the motion 18 signify by saying "I." 19 ALL COMMITTEE MEMBERS: 20 COMMISSIONER HOFFMAN: Opposed to same? Motion 21 carried. 22 We have before us the agenda this evening. Are 23 there any additions or corrections or anything you'd 24 like to add or delete to the agenda? If not, I'll 25 entertain a motion to approve the agenda as presented.



1 MS. GALED: Approved. 2 MR. BALAGNA: Second. 3 COMMISSIONER HOFFMAN: All those in favor signify by saving "I." 4 5 ALL COMMITTEE MEMBERS: I. 6 COMMISSIONER HOFFMAN: I don't know if there's any 7 unfinished business. I don't think we have anything 8 before this board. All right, new business then. Before we get to 9 open the floor for a public hearing, I'd like to make 10 11 the opening statement for the record. 12 Oakland County has received a request to amend the 13 1999 Solid Waste Management Plan which was approved by 14 the Michigan Department of Environmental Quality on 15 June 24th, 2003. The amendment request is for the 16 inclusion of a new facility that would be designated as 17 both a Type A transfer station and a waste processing 18 facility to be located in the city of Pontiac at 19 900 Baldwin Avenue, which is the former site of the 20 General Motors Fiero plant. The request for the 21 amendment was received from Pontiac Baldwin, LLC, and 22 Rizzo Properties, LLC. 23 If approved, Rizzo's smaller waste collection 24 trucks will bring waste to the facility using an

approved truck route where it will be sorted and



25

salvageable material will be removed for recycling or re-use. It is anticipated that 10 percent or more of the waste initially received by the facility will be salvaged in this manner. The remaining waste will be compacted and consolidated on to fewer larger tractor-trailers for transport to disposal facilities outside of Oakland County.

No waste will be disposed of or stored on the site. No regulated hazardous materials will be accepted or processed on site. It is anticipated that the facility will process 75 to 125 trucks per day, equating to approximately 400 to 600 tons of waste per day to start. The facility would have the capacity to process up to 1,750 tons of waste per day.

The City of Pontiac has entered into a host community agreement with Rizzo Environmental Services for this new facility whereby it will receive an upfront payment of \$150,000 and significant royalty payments estimated to be at least \$150,000 to \$200,000 per year on average once the facility is fully operational.

The company also plans to build a single stream recycling facility on the same site and will provide a safe, free drop-off recycling center for Pontiac residents. The facility will create about 20 to 30 new jobs initially.



In accordance with Public Act 451, the Natural Resources and Environmental Protection Act, all Type A transfer stations and waste processing facilities must be designated in the County Solid Waste Plan to be consistent with that plan. Such designation and consistency is a requirement for the issuance of construction and operating permits for the facility.

This public hearing is part of a 90-day public review period which concludes March 17th. Following the end of the 90-day public review period, the Oakland County Solid Waste Management Planning Committee will meet again to discuss the proposed amendment. If the proposed amendment is approved by a majority of the entire 14-member committee, it will then be forwarded to the Oakland County Board of Commissioners for approval.

If the full Board of Commissioners approves the amendment, it will be forwarded to all local units of government within Oakland County for approval by resolution. A minimum of 67 percent of the local units of government must approve the amendment for it to be forwarded to the Michigan Department of Environmental Quality for final approval.

I'm going to open the public hearing, and after being recognized, please come to the microphone to make your comments. In order to give everyone equal time, we



request that you limit your comments to three minutes. All comments and questions posed during the public comment period will be noted and recorded and provided to the Solid Waste Planning Committee for their review and consideration at the Committee's next meeting. And the next meeting will be March 26th in this building at one p.m. You may also at your option submit written comments to the Board for us to consider, also.

Now, there were sign-up sheets in the back to make public comment, but if you haven't signed up, we're going to give everybody here an opportunity to speak. So those that have signed up, if you will form a line in the back and will just come forward and try to limit your comments to, like I say, three minutes. And thank you very much for your courtesy and cooperation.

Commissioner Mattie Hatchett.

MS. HATCHETT: Good evening, members of -- I know, I shook you, didn't I? They make me use a mic, but everybody know that I don't need a mic. But good evening and I'm happy to be here and to address the members of this committee. We kid with Chairman Hoffman because this committee has been inactive for God knows how long, he gets on it and now he is meeting every time he turns around.

I'm here to, number one, urge you to approve this



5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

amendment. I have taken the tour of the Fiero plant, I
have met with members of the Rizzo company. At first I
had doubts, but I strongly support this amendment.

I support it because, number one, if some of you have made a tour of where the Fiero plant was, you know that it's in an industrial area and there isn't a whole lot you can do with it because of possible contamination that might be underneath that foundation. This will bring badly needed revenue to the City of Pontiac and it also may add employment for members of our community.

So as the Commissioner, County Commissioner for the District of 10, which covers all of Pontiac, I strongly urge you to support this amendment and encourage the movement of this proposal. Thank you very much.

COMMISSIONER HOFFMAN: Thanks, Commissioner Hatchett.

Just please come forward and state your name for the record.

MS. HATCHETT: Oh, I forgot to do that.

COMMISSIONER HOFFMAN: We know who you are.

(Committee Member Sanford Rosen joined the

hearing.)

MR. WOODS: Good afternoon, good evening. My name is Wendell Woods, I'm a citizen of Pontiac. My uncle, Victor Woods, was the second black county commissioner,



Victor Woods, who was related to Esma (ph) Woods and the Woods family. As a citizen, I had a couple questions and Mattie invited me to come.

My questions would be in terms of the cost/benefit analysis, what would be the costs associated in terms of the impact on the environment, the impact on the roads, whatever impact on the ground, soil, the impact on the water underneath, any water capabilities underneath, the aquifers, whatever have you.

And then when you look at that, what would be the cost of the roads in terms of the trucks as they go down those roads, what impact would it be three to five years on any damage to the roads. As you know, the State of Michigan is barely being able to take care of the roads now, so how would those costs in terms of those major roads, how would they be dealt with in terms of who would pay for the repair and upkeep of those roads based on the movement of the trucks as a cost issue.

The other issue is the issue of the benefits, the benefits in terms of we hear about jobs, we hear about the fact that we can get on the tax rolls. Those are great benefits.

Looking at it from a benchmark, when you build sustainable properties, you look for Leadership in Environmental Energy Design, LEED, LEED Platinum. What



standards are there for these types of developments in terms of what are the benchmarks?

And also, if this is such a great project, I would like to know why we haven't developed this in Waterford, Grosse Pointe, Bloomfield Hills, or Rochester, why is Pontiac so lucky to get this project? I'm just curious as a question.

If it meets all the costs in the stringent cost/benefit analysis in terms of environmental impact, what it's going to do to the roads, if it meets those cost and the benefits outweigh the costs, well, go with the deal. But if this meeting is just a perfunctory we're going to rubber-stamp it anyway, well, I might as well not be here and you might as well not be here, but I'm just curious on the record asking. May God bless you and thank you very much.

COMMISSIONER HOFFMAN: Thank you, Wendell.

MR. WILLIAMS: Good evening. Councilman Kermit Williams, City of Pontiac. I had the great fortune of going on the tour of the property this Saturday with Rizzo and I had objections and questions before, the last time you guys had a meeting.

The major thing is I believe that this particular company is a great company from their work that they do in Sterling Heights, but we also got to see the SOCRRA



facility that's going to have this recycling done there and they gave us a tour of that building, and one of the things that was there, we noticed that there was trash everywhere and debris. And so the solid waste will be removed every night per the agreement, but the recycling will not be removed every night and so that adds a different element to that site and that property.

What I would ask from this Board today is because the host agreement has a 99-year lease on this property to Rizzo, that there would be something put into an amendment that would have this revisited every ten years. Because I can't see the future, but I know that 50 cents a ton is what we get today and that's not going to change based on inflation or anything else, and I don't know if that's going to be sustainable in the long run and I don't want to approve something because in 99 years what they're offering right now is not going to be good, but what they're offering today, it might be great for the next five or ten years in the City of Pontiac. So I don't want to disavow this project, but I do think that it's not cost effective.

One stretch, that Baldwin Road is nearly a mile, and for them to do a mile worth of pavement is going to cost a million dollars for them to replace that road any time they replace it. So if we're getting \$200,000 a



year, we would have to use five years of that taxable value just to replace that section of road that they're using. Each truck has 36 wheels on it that they're going to be carrying out of the facility every day, which is going to be a huge term problem.

The next thing that's not mentioned is there's nothing in the document that talks about the weight of the trucks going through the city. They have no monitors on their individual trucks to make sure that this is the tonnage that's coming through and so I don't know anything about solid waste, but I do know that if you have heavy trucks, they do tear up your road and so the Rizzo impact is not even looked at as far as what it's going to cost per truck.

In other cities they have weigh stations and we just don't have the equipment. The Sheriff's Department does a great job of protecting the citizens, but they don't have anybody just to sit out there and monitor trucks every day, so we want to make sure that that cost is built in before this is approved for 99 years. Thank you for your time.

COMMISSIONER HOFFMAN: Thank you, Councilman Williams.

MS. PIETILA: Good evening, everybody. Like a bad penny, I am back. My name is Mary Pietila. I am the



district council person for District 3, which 900
Baldwin is located in. I would ask that you would
approve this.

We hear talk about trucks and road damage, but nobody questioned Fiero or GM when they had 300 to 400 trucks coming in per shift 24 hours a day, so I would -- there were three shifts. That would be 12 trucks. Or 1,200 trucks, excuse me.

I would ask that you would take into consideration the City of Pontiac is in financial stress. This is money that would give us finances, taxes, both property and income, property tax on a structure, a location that hasn't collected taxes for years, it has sat there and is an empty building collecting trash. We now have that empty building just about all gone. The property is cleaned up. They can't do anything with the pavement, they cannot dig on it, they have to build on it, whoever takes that property over. Rizzo is aware of it, they are willing to do it.

We have had traffic and we still have traffic on a regular basis with big trucks because we have nothing but party stores, used car lots, auto repairs, and so you have heavy equipment going down those roads anyways. It's not going to be that much more. They are -- we will have -- we have a new road, Baldwin is a relatively



new road in that area when you come north of Montcalm to the city limits.

I would ask that you would please take into consideration this is a business wanting to come to our city. Why do they want to come to our city? It's because we have the vacancy, we have the property, we have the perfect setting, we have a good location. They are 2.3 miles from I-75. Yes, Baldwin Road is one mile within the city of Pontiac. So I would ask that you would please take this into consideration.

And picture yourself representing a community that might be in financial distress and a business comes to your community. Would you welcome it or would you say no? And many of you already are working in the waste business. Would you say no to your business expanding in the community for which you represent? Thank you very much and have a good day.

COMMISSIONER HOFFMAN: Thank you, Councilwoman Pietila.

MS. TAYLOR: Good evening. My name is Doris Burkes
Taylor and I am a council person for Pontiac and part of
the Fiero plant sits in my district also, the back part
of it sits in District 6, and I have taken the tour of
the Fiero plant where they are planning to have this
project and I am hoping that you will vote in favor of

it because I don't live that far from where the plant sits and I was living there when the Fiero plant was up and running and no one was -- they did -- no one went to GM and said to them what are you going to do 50 years from now about Baldwin Road. And they had three shifts working every day, afternoon and night, with heavy trucks going back and forth all day, all night, hauling trucks away.

So it bothers me that, you know, people are so concerned now about 99 years from now or 100 years from now. There might not even be a world 100 years from now. So I'm just asking you to please support us, we need this very, very badly, and we need the jobs. So thank you and have a good evening.

COMMISSIONER HOFFMAN: Thank you, Council Person Taylor.

MR. HOLLAND: Honorable body, my name is Mark E. Holland, City Councilman of the City of Pontiac District 5.

In all fairness, the Rizzo company is a great company. We had a chance to tour the plant which is in Sterling Heights. Very, very beautiful. We also had a chance to tour a plant, I think that was in Troy, and to the gentleman that was here, Mr. Woods, that that was by Somerset Mall, so it's not like that the Rizzo company



1 | has definitely dumped anything in our city.

I will encourage for Mr. Rizzo and his family to relocate in our city, but as Councilman Williams had said earlier, I would just mention Mr. Joseph did say he would look at the numbers again and see about the roads. We can't talk about what was done in the past, we can't talk about General Motors, we've got to talk about the future and what's going on right now.

So for any new company that's coming in our city, we will try to have the same requirement as we would ask Mr. Rizzo to do. We're talking about diesel trucks with 36 tires on a trailer, that's not including the actual rig itself, and if we can have some type of partnership with Mr. Rizzo and their company to help repair those roads. If you ever drive down any street in our city, they are all in disrepair, just like in any other community, but we're talking about something that's really going to damage that area.

But for overall, I definitely support Mr. Rizzo and his family and his company. We had a chance to tour, he took us to the Fiero plant, and I really think it is going to enhance the community and enhance our area.

So when this honorable body, when they do make their decision, I do support our Council Person

Mr. Williams as far as renegotiating those numbers



1 because 99 years, I don't think I'll live that long to 2 see this contract unfold for 99 years, but if we can 3 look at maybe every ten years to see with that 50 cents 4 because, like Mr. Councilman Williams said, that 5 50 cents look good now, but in five or ten years, that 6 50 cents will be a drop in the bucket. Just look at the 7 gas analysis where a year ago we was paying a little 8 over \$2 and now we're close to \$4 in gas. So with that 9 said, thank you very much for your time and your 10 consideration. 11 Thank you, Councilman COMMISSIONER HOFFMAN: 12 Holland. I have a question for you, though. Is your 13 dad Wally Holland? 14 MR. HOLLAND: No, that was my uncle. 15 COMMISSIONER HOFFMAN: He was a good man. 16 MR. HOLLAND: Thank you very much, I appreciate it. 17 COMMISSIONER HOFFMAN: Is there anyone else who 18 would like to speak? Even if you're not signed up, we 19 give the opportunity to speak. If you do, just come 20 forward and state your name. 21 Hearing none, I will now close the public hearing. 22 And I'd like the applicant -- to ask the applicant 23 if there's any comment they want to make or if they want

to make any response to any things that were said?

State your name for the record, please.



24

25

MR. COWAN: Thank you, Mr. Chairman. Dennis Cowan with Plunkett Cooney. We represent the applicant. With me today is Mr. Charles Rizzo, who's the President of Rizzo Environmental, and Joe Munem, who is the Governmental Affairs Director.

First I want to thank you for hosting this public hearing this evening, taking time out of everyone's busy day. I also want to welcome the new members of your committee, who I'm sure you'll introduce later, but we're glad they're aboard and have a full 14-member Solid Waste Planning Committee so we're in compliance with state law on a moving-forward basis, so we are grateful for that.

We last met with you on November 21st and I want to let you know that we have been busy since that time.

Obviously, we were monitoring the developments with the County Commission and the appointments to round out this group. We have been dialoguing with our partners in the City of Pontiac. We've met with -- as you know, there was an election and there was a changeover with a new mayor and several new council people and we've reached out to them to make sure that they're fully informed on the project and we're going to continue to dialogue with the City of Pontiac as we move forward in this process, so we're -- it's kind of, you know, the Beatles song,



there's a song called The Long and Winding Road. We're moving down that path.

I might mention that we also were at a SOCRRA board meeting. I think they will be forwarding you a resolution about the overall plan in the future. We're glad to dialogue with them and reach a better understanding with the SOCRRA board on what was happening in Pontiac and the application.

So I will say just one point. We'll be coming, obviously, to the meeting on March 26th and we'll have some new information for you that was discussed back in the two meetings that we had in 2013, particularly with respect to the environmental benefits of having savings in the carbon footprint and a reduction in gas consumption and mileage on the roads by the trucks that will be traveling. Today we have every truck having to go up to the landfill at the end of the day, and hopefully with this transfer station, we'll reduce that very significantly. Usually you can compact three, four, five trucks into one truck and send that up to the landfill out of the county.

We also think that there's a benefit from the overall development that we have both with the transfer station. National standards show that usually a transfer station pulls 10 percent salvageable and



recyclables out of the waste stream, that's a good savings, it doesn't have to go to a landfill, as well as the fact that with our single stream recycling center, which is not in the purview of the Committee, but will be also constructed there, we think that is a very positive green development.

So we'll have more information for you. We hope to forward that to you before the meeting so you'll have a chance to review it and we hope to continue to move the process forward, but I'm going to let Mr. Rizzo, he has a few words for the Committee. Again, thank you very much.

MR. RIZZO: Thank you. I just wanted to thank everyone, as well, and we are going to continue talking to Pontiac a little bit about a few of their comments that they had.

One thing I wanted to clear up is this is a purchase, not a lease of the site, so we are purchasing the site, and we've got a few ideas to talk to them about in terms of the royalty, so we're hopeful to share some of that with them in the next few days and that should help things out going forward. I just wanted to thank everybody.

COMMISSIONER HOFFMAN: Thank you, Mr. Rizzo. Are there any questions or comments the Board would like to



1 make regarding this issue right now? 2 MR. DePALMA: I have a question for Mr. Rizzo. Are 3 you saying that the final negotiations aren't done with 4 the City yet what the royalty fees are going to be, 5 you're still working on it? 6 MR. RIZZO: No, it is concluded and we do have an 7 agreement and all that in place, but we have some ideas 8 to try to help settle their concerns which will benefit 9 the City with --10 MR. DePALMA: Those being the concerns that were 11 mentioned about the roads and stuff? 12 Mainly about the royalty amount. MR. RIZZO: 13 MR. DePALMA: Okav. MR. RIZZO: Yeah, there's --14 15 MR. DePALMA: Okay. 16 MR. RIZZO: Yes. So we're going to talk to them 17 more about it and get something out to them in the next 18 few days. 19 MR. DePALMA: Okay. 20 COMMISSIONER HOFFMAN: Thank you. Any other 21 questions from the Board? All right. 22 First of all, I do want to thank all of the 23 committee members for volunteering their time on this

committee. I want to welcome our new members, Anne

Vaara, Sandy Rosen, and Ed Mamou, for volunteering for



24

25

this position. I want to thank all the Oakland County
staff who bring all of this together and help us -- you
know, makes it easy to do our job, so I want to thank
all of you for that.

The next item is miscellaneous business. The next

The next item is miscellaneous business. The next meeting will be, as I mentioned earlier, March 26 at one p.m. in this room and everyone is welcome.

Now, is there anyone here who might like to make a public comment at all? We do have that on the agenda and if you want to say something, you're welcome to do it, just come to the microphone.

Then I guess if we have nothing else before us, we're adjourned until March 26th at one p.m. Thank you very much for attending.

(Proceedings concluded at 6:33 p.m.)

\* \* \*



1	State of Michigan )
2	County of Oakland )
3	Certificate of Court Reporter
4	
5	I certify that this transcript is a complete, true, and
6	correct record of the proceedings held in this matter.
7	
8	I further certify that I am not a relative or an
9	employee of or an attorney for a party; and that I am not
L O	financially interested, directly or indirectly, in the
1	matter.
_2	
13	I hereby set my hand this 3rd day of March, 2014.
<b>L</b> 4	
_5	
<b>L</b> 6	taseth G. Lo-Barg
<b>L</b> 7	
18	Elizabeth G. LaBarge, CSR-4467
_9	Certified Shorthand Reporter
20	Notary Public, Wayne County, Michigan
21	
22	
23	
24	
2.5	

