



**CITY OF YPSILANTI  
COUNCIL WORK SESSION AGENDA  
SPARK EAST, 215 W. MICHIGAN AVE.  
WEDNESDAY, FEBRUARY 21, 2018  
7:00 P.M.**

**I. CALL TO ORDER –**

The meeting was called to order at 7:04 p.m.

**II. ROLL CALL –**

Council Member Bashert	Present	Council Member Robb	Present
Mayor Pro-Tem Brown	Present	Council Member Vogt	Present
Council Member Murdock	Present	Mayor Edmonds	Present
Council Member Richardson	Present (8:30)		

**III. INVOCATION –**

Mayor Edmonds asked all to stand for a moment of silence.

**IV. PLEDGE OF ALLEGIANCE –**

“I pledge allegiance to the flag, of the United States of America, and to the Republic for which it stands, one nation, under God, indivisible, with liberty and justice for all.”

**V. AGENDA APPROVAL-**

**Mayor Pro-Tem Brown moved, second by Council Member Bashert to approve the agenda.**

On a voice vote, the motion carried and the agenda was approved as submitted.

**VI. AUDIENCE PARTICIPATION -**

1. Sue Melke, 330 Chidester #409, stated she lives in a large apartment complex and management does not want recycling because of the mess. She feels recycling should be mandatory and supports any ordinance that would support it.
2. Mark Teachout, 974 Prospect, Ypsilanti Township, stated there is a serious issue with parking in the business districts. He supports the movement of the recycling center not only to increase parking but to avoid losing potential Department of Natural Resources grant funding.

**VII. REMARKS FROM THE MAYOR –**

— None

**IX. PRESENTATION -**

Washtenaw County Solid Waste Master Plan - Noelle Bowman, Solid Waste Program Specialist

Evan Pratt, Water Resource Commissioner and the Washtenaw County Public Works Director, provided a presentation regarding regional cooperation.

Council Member Robb stated when Bill Bolo was the Department of Public Services Director he championed these initiatives. The city has this information regarding regional participation and the ability to make it work.

Mayor Edmonds asked where the county is in terms of coordinating with other institutional players. Mr. Pratt responded the solid waste plan will have an implementation committee to provide guidance. The vision is to form a nine person committee that would include institutional representation on potentially three of the seats. The committee would be selected by the Public Works Board.

Mayor Edmonds asked if there is potential for a regional recycling authority. Mr. Pratt responded there is definitely potential for the creation of an authority.

Jeff Krcmarik, Environmental Supervisor, provided a presentation regarding the county solid waste master plan.

Mayor Edmonds asked if the potential public sites for compost are county owned. Mr. Krcmarik responded no, but they are owned by a public entity. Mr. Pratt added the jurisdictions were asked if they were willing to offer land as a possible site. Ms. Edmonds asked for further detail about the proposed site in Ypsilanti Township. Mr. Krcmarik responded Township Hall and Ridge and Clark. Ms. Edmonds asked if there were any locations in the city. Mr. Pratt responded he does not recall, but he doesn't believe so.

Mayor Edmonds asked for additional information regarding schools. Mr. Pratt responded in late 2014 the state offered some grants and the county partnered with Recycle Ann Arbor, the Ecology Center, and Waste Management to provide recycling for schools. The partnership worked through the Washtenaw Intermediate School District (WISD) to provide recycling, but eventually the grant expired. The Board of Public Works reacted very positively to the program, and the decision was made to continue the program using county funds and expand. Currently the program operates in fourteen schools and expect that number to increase to twenty before the end of March. The program exists in three of the eleven of Ypsilanti schools and is expanding to the high school. Ms. Edmonds asked which three schools in Ypsilanti uses the program. Mr. Pratt responded Estabrook, Adams Technical, and Perry School.

Council Member Bashert asked this program can be communicated to the schools in Ypsilanti. An audience member responded Ypsilanti International Elementary School (YIES) has its own program, but the recycling is only intermittently picked up by the city. Mr. Pratt responded he would like a point of contact to work with YIES.

Mayor Edmonds asked if the city already picks up recycling from Ypsilanti schools. Department of Public Services Director Stan Kirton responded Estabrook, Adams Technical, and Perry School. DPS Facilities Manager Chris Simmons stated the county was picking up Estabrooks recycling for some time. Mr. Pratt responded yes, but the bins were frequently empty, possibly because they were being picked up by the city. Ms. Edmonds replied for this reason it makes sense to coordinate these efforts. She asked if education efforts from the Ecology Center could assist the city to coordinate recycling with the school system.

Council Member Bashert asked if paper and metal are easily marketable. Mr. Pratt responded in the affirmative. Ms. Bashert stated she understands there is little market for glass, but is that true for plastics. Mr. Pratt responded in the affirmative. Ms. Bashert asked if the current recyclable is typical for the market. Mr. Krcmarik responded this market is longer term because it is beginning to be a consumer market.

Mayor Edmonds asked where recycling is taken now. Mr. Kirton responded Western Washtenaw in Chelsea. Mr. Simmons replied that is only for curbside recycling not electronics.

Council Member Murdock asked what is done with glass recyclables. Mr. Simmons replied the city needs to review options, but it might have to drop it from the program.

Mayor Edmonds asked if Strategic Materials outside of Indianapolis still the closest processor for glass. Mr. Krcmarik responded there is another processor in Ohio near Cincinnati. Council Member Bashert asked how many people a processor would employ. Mr. Pratt responded around twelve to fourteen people, but they do use low security prisoner as staff. He explained they do this to manage their labor costs. Ms. Edmonds stated the community she grew up in used individuals with developmental disabilities as employees.

Council Member Murdock stated Ann Arbor used to subsidize the salaries of employees to get them to a living wage.

Council Member Murdock asked if the city picks up recycling for the three schools in the city. Mr. Simmons responded the city has not serviced Perry School for a while, but yes. Mr. Murdock asked why he is receiving communication from YIES that theirs in not being picked up. Mr. Simmons replied he isn't certain but his guess is they are not using the appropriate bin. Mr. Murdock responded he also isn't sure where YIES leaves their recycling, but the best location would be off of Oak. Mr. Pratt suggested meeting to see what is covered and what is not. The city and county could also discuss a transitional plan for the county to take over the servicing of schools. Mayor Edmonds stated with the school systems diversion rate they should be able to see some cost savings with dumpster services. Mr. Pratt responded in the affirmative.

Mayor Edmonds asked who picks up the recycling at the county facilities in the city. Mr. Krcmarik responded he believes it is Advanced Disposal, but not all county facilities have the same contractor.

## **X. WORK SESSION -**

Presentation and Discussion Points – Beth Ernat, Economic Development Director

Economic Development Director Beth Ernat provided a presentation regarding the Depot Town Recycling Center.

Mayor Edmonds stated the city could staff an oil drop-off day. Ms. Ernat responded in the affirmative.

Mayor Edmonds asked what kind of structure would be built of the city used a roll off. Ms. Ernat responded there would be no structure with a roll off, the city would only need to build a structure if it decided to maintain a center. Ms. Edmonds asked if there was any consideration to fencing off part of a roll off to screen neighbors from the site. Ms. Ernat responded that would depend on the location.

Council Member Bashert asked about how much recycling is brought to the drop-off center. Council Member Murdock responded around two tons a week. Ms. Bashert asked what that compares to yards. Mr. Simmons responded it is one to one when compacted. Mr. Murdock replied loose recycling would be around fifty yards.

Mr. Kirton stated the city pays \$8,000 to \$9,000 a year operating the center.

Mr. Simmons it makes more sense to use the resources used for the center to expand the curbside program for commercial and apartment complexes. If the city decides against the center a strategy would need to be developed to handle oil and electronics.

Council Member Murdock stated the people that generally the center are commercial properties are apartment dwellers who do not have recycling services. Mr. Simmons responded in the affirmative. Mr. Murdock added the center is also used for oil, batteries, and electronics. Mr. Simmons responded in the affirmative. Mr. Murdock said if the city did service commercial and apartment complexes it would reduce the use of the center. Mr. Simmons stated when the county develops a regional center it will provide drop-off services. Mr. Pratt stated the proposed regional site should be able to handle those items.

Council Member Bashert stated if oil, batteries, electronics, and Styrofoam are removed from the equation expanding the curbside recycling service to commercial properties and apartment complex it should address the issue. Ms. Ernat stated the item that business produce the most of is cardboard. Mr. Simmons added it doesn't make any sense to bring cardboard to a center that cannot compact it. Council Member Murdock stated the amount of cardboard produced by restaurants is a tremendous amount. Ms. Ernat responded in the affirmative.

Council Member Murdock stated the Department of Environmental Quality (DEQ) might take issue with putting the center at the compost site. The other proposed locations would remove desperately needed parking. Ms. Ernat responded that is what staff is trying to avoid.

Council Member Murdock asked if Styrofoam is still bailed. Mr. Simmons responded in the affirmative.

Mayor Edmonds asked DPS Director Kirton his opinion on the proposed locations and the roll off style. Mr. Kirton responded the use roll offs in the township and it is very difficult to keep the site clean. Ms. Edmonds asked his opinion on proposed locations for the roll off especially the compost site. Mr. Kirton responded it is a possibility. Mr. Simmons responded there is also a park at that location. Ms. Ernat stated staff is also concerned about the debris blowing into the river and causing contamination. She added it would consolidate services and more easily provide surveillance of the site, but it is a parkland. She asked Mr. Pratt his opinion of the location. Mr. Pratt responded there are issues with the site, but the county would not need to provide approval. However, it could still cause issues being awarded DNR grants.

Council Member Bashert asked if a dumpster enclosure recycling drop-off would create an issue with DNR. Ms. Ernat responded it would depend on the enclosures permanence. She asked is it something that could be sustained for two to three years until a regional center is implemented. Council Member Murdock stated a roll off wouldn't leave a big footprint.

Council Member Bashert asked if EMU would be interested in allowing the city space if the city allowed access to their students. EMU Director of Grounds Managements Dieter Otto replied EMU would consider it.

Council Member Murdock asked if it could be placed at the development at Lowell and Huron River Drive. Ms. Ernat responded that could be a possibility, but there could be an issue with access. Mayor Edmonds interjected that location would be not very centrally located. She sees the compost site as the most reasonable until the creation of the regional center. Mr. Murdock asked where at that site would the roll off be placed. Ms. Ernat added a roll off would require a space the size of two and a half parking spots.

DDA Director Joe Meyers stated he has helped to create drop-off sites and a population of around 4,000 would require around ten dumpsters. This keeps the dumpsters from filling too quickly and becoming a nuisance. It does work but you do need in a significant amount of area.

Council Member Bashert asked if this was in a community that offered curbside services. Mr. Meyers responded no, but it was only in a community of 4,000 residents. He does believe this system would work in any of the proposed areas, it would just need to be creative.

Council Member Vogt stated he would assume the stream would be mixed, and not separated into glass, plastic, paper, and other. Ms. Ernat responded a separated stream could be considered, depending on the size and the provider. Mr. Vogt stated smaller bins and a greater are would allow for more flexibility. Mr. Meyers responded in the affirmative.

City Attorney John Barr asked what EMU's recycling process is and if the Ford Lake property would work for the site. Mr. Otto responded EMU uses roll offs for apartments and compactors for larger buildings for all recycling. Ms. Ernat asked what Ford Lake site is Mr. Barr was referring to. Mr. Barr replied the old waste water plant. Council Member Murdock asked if Angstrom would be interested in providing a site. Ms. Ernat responded there is potential for the Angstrom site, but it is a floodway.

Council Member Bashert stated it appears this is the system the city would like to implement. Ms. Ernat responded ultimately that is Council's decision, staff just wanted to provide some options but the recycling center must be moved.

Mayor Edmonds appreciates Mr. Simmons comments regarding were the city should be, but the city needs a system until the county opens the regional center. She asked his opinion on what Mr. Simmons would like to be implemented. Mr. Simmons replied unsupervised drop-off is asking for contamination and illegal dumping. He would more like to see expanding curbside services to commercial properties and apartment complexes. There are challenges but there is a way to coordinate with the complexes to face those issues.

Mayor Edmonds asked to turn the focus of the discussion to commercial and apartment complexes. Ms. Ernat replied through the DDA staff has been speaking with Big Belly, a company that provides solar power, waste and recycling systems, which includes smart stations on the street that communicate with the host. The station measures itself by weight and volume and report to the host when they need to be emptied. Washtenaw Community College (WCC) currently has three sets of the bins, and are looking to expand that contract. If implemented this would replace the open pedestrian cans in the business district. The issue DPS has with the open pedestrian cans is people dump entire trash bags in the cans. Big Belly's receptacles provide a limited open mouth that does not allow a bag of that size. Big Belly only provides five year leases and each receptacles cost \$200 a month, which includes maintenance. Currently the DDA is examine potentials ways to finance this service. Mr. Kirton asked if the city would capture any of the advertising revenue. Ms. Ernat responded that has not been a part of the conversation.

Council Member Murdock stated there are fifty-six bins in the DDA area and this program would cost well over \$100,000. Ms. Ernat responded the number of bins would be reduced substantially based on the recommendation of Big Belly. The cost per month for the downtown only would be \$5,000. Mr. Murdock stated DPS would still be responsible for unloading the bins. Ms. Ernat responded in the affirmative. Mr. Murdock stated so the city would not save \$20,000. Ms. Ernat replied providing public recycling is a decision of Council.

Mayor Edmonds stated the open bins currently used create an issue with litter and recycling is not offered in the downtown. Council Member Murdock stated this will not reduce litter, is a can is not within arm's length some people will drop it on the ground.

Mr. Kirton stated now DPS uses one truck to empty the pedestrian cans, and this will require two trucks; one for recycling and one for rubbish. Ms. Ernat replied in the affirmative. Mayor Edmonds stated trucks are already on that route. Mr. Kirton replied but it would increase time because the trucks would still need to stop.

Council Member Bashert stated the question is if the city wants to provide pedestrian recycling. Council Member Murdock stated he is more interested in expanding the recycling program and remove real material out of the waste. Mayor Edmonds stated she is interested in maintaining the look of the downtown and business districts, and trash is a real problem.

Council Member Bashert stated expanding the city's recycling and ask multifamily properties to add recycling to their services. Council is being told ultimately this will increase the cost of housing. If the city asks landlords to increase its services but the city is not willing to increase its services will cause an issue. Council Member Murdock replied the city requires multifamily buildings to provide trash. Ms. Bashert replied the city provides that service. She thinks the proposition of provided pedestrian recycling is positive and she would like to find money in the budget to provide it. Council Member Robb stated the city is trying to solve these problems with outrageously expensive ideas. If Council wants to provide recycling downtown it can be done without a \$200 a month lease. He suggested purchasing a bin as a pilot and see if it is used. Mayor Edmonds stated the city can commit to only a couple of Big Belly bins as a pilot to see if the program is successful. Ms. Bashert added the city could also tryout other less expensive options. Ms. Ernat replied the open containers do cause issues with litter. Ms. Bashert asked if the city could purchase a container with a small mouth that does not provide these services. Mr. Meyers stated this company has a non-compacting version at a lower cost. Ms. Bashert responded she likes the idea, but does not want to jump into it citywide. Ms. Ernat suggested the city's parks as an ideal location for a pilot of this receptacles.

Ms. Ernat stated if the city uses private services for recycling in the commercial districts they will require dumpsters and access to those dumpsters. Many of the apartments do not have driveways, nor a location on the lot for enclosures. Consideration must be given to how those pick-ups would be made. Council Member Murdock stated most of the multifamily dwellings would be serviced by curbside prick-up.

Council Member Murdock stated as the city mandates commercial and multifamily properties provide trash services it should include recycling services. Where it gets complicated is the city provides some of those services, and how it is defined on who gets those services. He suggested implementing this program in phases to minimize blow back. He stated this would require the city rewrite its solid waste ordinance, and define what commercial is and what apartments are.

Mayor Edmonds asked what kind of containers Stadium Meadows is using. Mr. Kirton responded ninety-six gallon containers. Council Member Murdock stated he was not considering the city paying for that service. Council Member Robb added the city cannot afford to provide that service to commercial properties and apartment complexes. Ms. Edmonds asked if the city should get out of being the recycling hauler. Mr. Kirton responded the city reviewed that possibility, but costs were relatively the same.

Mayor Edmonds asked what the difference is between picking up cardboard at a restaurant and an eight unit apartment building. Mr. Simmons replied there is potential to add those properties, but staff is already pretty taxed at this point. If the drop-off were to close that provides two extra days of staff and a truck to increase services. He added when you begin a service it is not really a pilot, because once it starts the city is not going to take it away from businesses.

Council Member Bashert asked the City Manager his perspective on the pig picture of the city's solid waste program. City Manager McClary responded he has not had any particular experience with this issue, but there are some missing pieces. There are legal questions of what the city can require, and how those requirements are structured. He asked the first question the city needs to ask is what the goal is, and how much the city is willing to invest in it. Mayor Edmonds stated to her it is providing basic services to residents of the city. Mr. McClary responded the discussion Council has been having is to require this, but the city will not fund the program. Ms. Edmonds replied the goal is to make sure this service is offered to residents, and who will perform the

actual work. Residents of the larger multifamily properties pay taxes for these services included in their rent, and do not receive them. This has been a complaint for renters in the larger complexes. Mr. McClary stated the economic equity of the service is a valid point. Council Member Murdock asked if the suggestion is to provide the service for those properties. Mr. McClary responded hi is hearing opposing viewpoint, and is not making a suggestion for either stance.

Council Member Murdock stated the reason for offering recycling is to keep it out of the landfill and reduce greenhouse gas. If it was about money the city wouldn't be providing curbside services. However, the city does not have the ability to provide this service to those properties. Mayor Edmonds suggested multifamily properties with six to eight units can use curbside, and personnel is freed up by closing the center the city could expand services to this properties. Mr. Pratt suggested a franchise hauling and requiring commercial and multifamily to join the franchise. He added everything that goes to recycling reduces the city's tip fee at the landfill, and that is where the city will see savings. Mr. McClary responded if the city follows that model and absorbs the cost it would find an issue with BOLT. He added the city can only level three mils for rubbish collection services, and if the cost goes over that threshold the General Fund has to pay the difference. Mr. Barr stated legally the city does not have to provide rubbish services, but it would be difficult to tell citizens they must pay for their own services. Mr. Murdock responded the city does require that property owners have their rubbish picked up. Mr. McClary stated a tax does not have to be fair, the city can decide to provide services for certain property types in the city and not others. If the city charged a fee on top of the 3 mils it collects it would be illegal.

Council Member Bashert stated she has heard from many renters they would like to recycle, and resent not being issued a bin because the live in a building with more than three units. She asked if an analysis if there is a demand to expand services. Mayor Edmonds stated if there was to be a study it should be to run scenarios and provide logistics and costs.

Council Member Murdock stated he believes there is a demand, but if there is not publishing a notification of the program will create the demand. The city can create a system to address that demand and it can be done without doubling the cost to the city. Mayor Edmonds responded she does not believe she has a complete understanding of what the costs are. Mr. Murdock stated if the areas not serviced were added to the program it would require another truck and crew to operate it. Council Member Bashert stated she would like to explore the possibility of the city expanding the program.

Council Member Vogt stated he would like to focus on what to do with the recycling center. The other areas of concern there is further analysis to what can be done feasibly. It is very problematic to go after the larger business to pay more to collect recycling. He said if the city is going to require more properties recycling it has to be in the city's control. He said the city might need to rethink its entire solid waste program. It goes back to the question of what the city wants to accomplish. He suggested the city should experiment with different strategies to keep the cost down, or accepting the cost inhibit the city expanding its program. He does not think Council is close to making those decisions. Mayor Edmonds stated if the recycling center is closed staff was discussing expanding curbside services. Mr. Vogt responded staff should examine a one to three year temporary location and complete these analyses. Mr. Simmons stated his concern with a temporary location is contamination and illegal dumping. Mr. Vogt asked if the city is better off doing nothing at the moment. Mr. Simmons responded then buildings with more than four units would not have service. Mr. Vogt asked if concern with contamination could be mitigated if a drop-off site were managed. Ms. Edmonds stated staff has been researching potential location for years with no good prospects. Mr. Vogt asked if the city could purchase land outside of the city.

Council Member Murdock stated he sent an email today that included several ordinances from other communities requiring commercial properties and larger apartment complex provide their own recycling. He agrees with Council Member Vogt that Council needs to make a decision on what to do with the recycling center. By removing the center it would provide some additional parking for Depot Town. Mayor Edmonds agreed, but asked should it be closed, moved, or closed with a different option taking its place. Council Member Bashert replied the center should be closed and a roll off be created at a different location. In the best case this would be a two to three years solution, or a worst case scenario of three to five years. Council Member Vogt stated there must be a solution on how to run a roll off effectively.

Council Member Vogt stated he lives at Stadium Meadows, and asked what kind of contamination DPS is seeing with the ninety-six gallon recycling containers. Mr. Simmons stated those containers often have regular trash bags inside them. Mr. Vogt suggested improved signage and an additional container that lists what can be put in it.

Council Member Bashert stated if Council approves a roll off it should be secured with surveillance cameras. She suggested a memorandum of understanding with EMU and exploring the compost center as potential locations for a roll off. Council Member Murdock added staff should begin getting estimates for reviewing the existing site.

Council Member Richardson suggested a partnership with EMU.

Council Member Robb stated he thought this was going to be a simpler process. He suggested following the ordinance in Boston that requires landlords provide recycling services for their tenants. Once that happens there is no issue and the recycling center should just be closed. He asked if there is interest in the city picking up recycling for multiple family buildings. Mayor Edmond responded it depends on the cost, she asked staff to complete a cost analysis. Council Member Murdock asked if she is interested in expanding costs passed what the millage funds. Ms. Edmonds responded potentially. Mr. Murdock replied the cost will be greater than what the city currently provides, and what the city does now does not cover costs. Mr. McClary added last year's budget the city was funding around \$100,000 out of the General Fund for solid waste.

Council Member Richardson stated if the city requires multi-housing units to fund their own recycling rents will increase. That will be counterproductive to keeping housing affordable in Ypsilanti. Council Member Murdock stated the inspection program does the same thing, perhaps the city should cease inspections. Ms. Richardson stated she does not want people to be priced out of Ypsilanti.

Mayor Edmonds stated she supports providing recycling services to multifamily structures other than complexes.

Mr. McClary asked what specifically the direction to staff is. Mayor Edmonds responded removing the recycling center, move to a roll off system for the short term and explore two sites, EMU and the compost and an analysis of costs for providing this services. Council Member Murdock added he would like an ordinance developed that required commercial properties and multifamily apartments to provide recycling services. Ms. Edmonds suggested staff examine the model ordinances Council Member Murdock forwarded. Mr. McClary stated shouldn't Council provide parameters of what they would like the ordinance to include prior to staff creating one. Council Member Robb interjection the only item that would be distinguished from the template ordinance is what is the unit threshold. Council Member Bashert stated she would like to know the costs before developing an ordinance.

Council Member Robb asked for information regarding the Republic Contract. He asked how many stops Republic is paid to make in the city. He would also like to know how many four unit structures, five unit structures, six unit structures, seven unit structures, eight unit structures,

nine unit, and ten and above exist in the city. He asked how many addresses are serviced by Republic per the contract. He said the Attorney's Office should be drafting the units because the only variable is the number of units that will be subject to the ordinance. That will determine what costs will be to the city. Mr. Kirton stated the contract has a number of stops although it might not be the exact number.

**XI. AUDIENCE PARTICIPATION –**

None

**XII. REMARKS FROM THE MAYOR –**

None

**XIII. ADJOURNMENT –**

**Council Member Bashert moved, seconded by Mayor Pro-Tem Brown to adjourn the meeting.**

On a voice vote, the motion carried, and the meeting adjourned at 10:06 p.m.