

**ANN ARBOR CITY COUNCIL MINUTES  
WORKING SESSION - MONDAY, NOVEMBER 30, 1998**

The working session of the Ann Arbor City Council was called to order at 7:10 p.m. in the City Hall Council Chamber by Mayor Ingrid B. Sheldon.

**ROLL CALL OF COUNCIL**

PRESENT : Councilmembers Tobi Hanna-Davies, Patricia Vereen-Dixon, John Upton, David Kwan, Jean Carlberg, Heidi Cowing Herrell, Stephen C. Hartwell, Christopher Kolb, Mayor Ingrid B. Sheldon, 9.

ABSENT : Councilmembers Patrick A. Putman, Elisabeth L. Daley, 2.

**FOREST STREET PARKING STRUCTURE UPDATE**

Downtown Development Association (DDA) Executive Director Susan Pollay, Public Services Director William Wheeler, and Architect Carl Luckenbach gave an update on plans for the Forest Street Parking Structure. Four plans, ranging from seven stories above grade to five stories above grade with two below grade, are being considered. Mr. Luckenbach distributed diagrams of various configurations, and explained that providing parking below grade is more expensive because it would require sprinklers, mechanical ventilation, and retaining walls. The cost of the parking structure would range from \$15 million to \$18 million. Ms. Pollay reported that the timetable for the project has not been determined, but the DDA hopes to begin demolition by August, 1999. The City plans to split the cost of the structure with the University of Michigan based on the number of spaces. The number of parking spaces in the structure will range from 943 to 950, and the City expects to utilize at least 50% of the parking.

There was considerable discussion regarding the size and aesthetics of the proposed structure.

Edward Shaffran, Chairman of the Downtown Development Association (DDA), reminded City Council of the finances of the DDA and the expense that will be imposed on the City for this structure after the year 2012 when the DDA no longer exists. Ray Detter, Chairman of the Citizens Advisory Committee (CAC) reported that the CAC is not in favor of the design chosen because it conflicts with everything the City has planned for.

### **UNIVERSITY OF MICHIGAN LANDFILL MONITORING (RE: UNIVERSITY COMMONS)**

Terry Alexander, Manager of the University of Michigan Occupational Study and Environmental Health Division, gave a brief history of the landfill situation. He stated that many investigations of the three landfills have been conducted since 1988. In 1996, the Department of Natural Resources (DNR) approved workplans to allow the University to look at all three landfills.

Groundwater monitoring wells and upgradient wells were installed along the boundaries and in other areas as a result of testing which indicated volatile organic materials in the groundwater and soil. Three basic areas of concern have been identified with outbreaks of leachate and containment booms have been installed in those areas. Surveys show that there are contaminants in the surface water near the leachate breakout locations in landfill #3, including 1,4-dioxane, but it has not spread. In landfill #1 there are indications of benzene in the soil, but the levels are above drinking water standards. The University is now in the process of answering questions from the Department of Environmental Quality (DEQ) regarding prior investigations, and after approval of a work plan anticipate moving forward with cleanup in the spring of 1999.

### **CITY LANDFILL MONITORING**

Public Services Director William Wheeler introduced Senior Project Manager Homayoon Pirooz, who gave an update on the groundwater remediation at the Ann Arbor Landfill. Mr. Pirooz stated that the City has been working to clean up groundwater pollution since 1990, and the amount of 1,4-dioxane in the groundwater has decreased.

As the next step in the cleanup process, the City is looking at treating the groundwater to get the contamination down even lower. Harza Environmental Service, Inc. conducted an analysis to evaluate the potential of the landfill borrow pit to receive treated discharge from the purge wells and to estimate how surcharging the borrow pit would affect surrounding groundwater and the existing slurry wall. Pump tests indicate that the borrow pit has the capability to receive the anticipated discharge, and if this system is approved operation would begin in about two years. The cost for treating the groundwater and pumping it into

the borrow pit is about \$7.4 million over 20 years.

### **ADJOURNMENT**

There being no further business to come before Council, the Mayor declared the meeting adjourned at 9:07 p.m.

W. Northcross  
Clerk of the Council

Frances M. McMullan  
Recording Secretary