
Public Hearing: Ordinance on First Reading Amending Articles I, II, III and V of Chapter 24, Solid Waste, of the Town's Code of Ordinances

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Background



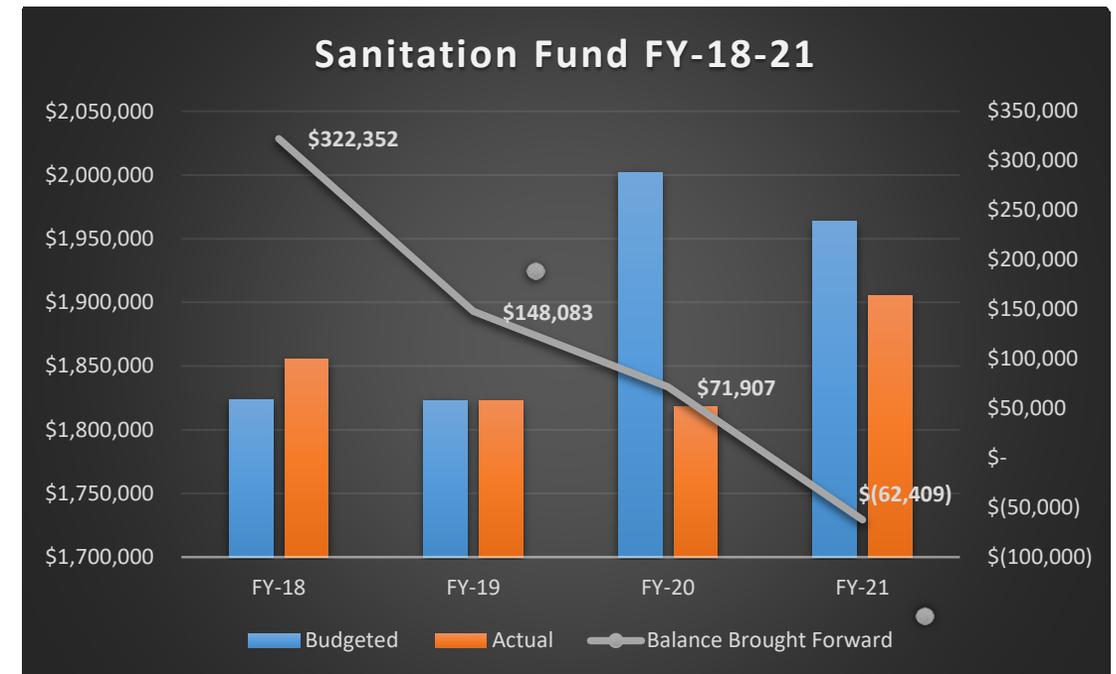
- The Town is required to provide solid waste collection and disposal services
- The Town, through the PWD, operates an in-house Solid Waste (Sanitation) Utility
- Collects solid waste from residential and commercial properties
- First line of defense for the health of the community



The Sanitation Fund



- Operates as a self-supporting Enterprise governmental fund
- Has historically fluctuated, borrowed from Reserves
- Impacted utility operation, rate stability, and planning for current/future needs



Sanitation Equipment



- Currently operates ten (10) trucks with an average years in service of **7.8 Years**
 - Nine of 10 trucks are past their recommended service life
- Results in frequent out-of-service periods and extended lead times for parts & service



Recent Sanitation Rate History



- No regular Rate updates until **2020**, despite increasing operational costs
- Completed Sanitation Rate Study in **2020**, recommended incremental rate adjustments
- Residential and Commercial Rates increased 9% in **2020**
- Completed Commercial & Multi-Family Classes Rate Study in **2022**
- Residential Rates increased by 10% in **2022**
- Commercial Rates increased by 19.7% in **2022** (Commercial NAV also discontinued)

2022 Sanitation Rate Study



- Multi-Family Dwellings:
 - Code does not differentiate between single-family and multi-family dwellings
 - Single-family/<5 unit multi-family dwelling = **\$258.37**
 - >5 unit multi-family dwelling = **\$174.97** (**38.5%** lower than single-family)
 - Multi-family (5 units or greater) w/ dumpster service: **44 of 50 (88%)**
 - Residential Single-family and Multi-family dwellings have differing solid waste generation rates and collection requirements

Recommendations



- Transition Multi-Family (5 units or greater) to Commercial Rate Class
 - Requires Update to Ordinance
 - Aligns Rate Class w/ Type of Service (Industry standard)
 - Projected Revenue increase of **\$88,000.00 (29% at 2021's rates)**
 - **Varying** cost increases for dumpster services (Billed to HOA's)
 - Proposed Schedule for Key Events:
 - **12/26/2023:** Direct Mailer sent to stakeholders announcing subject hearings
 - **Jan-Mar 2023:** Complete proposed Rate Study
 - **Apr 2023:** Public Workshop: Study findings, transition strategies, etc.
 - **Oct 2023 (FY-24):** *Transition of multi-family (5+ units) to new Rate Class*

Multi-Family (5+ Units) Example



- *Property:* Lake View Condominium, 810 Lake Shore Drive
Service: (2) 4-cy x3/week

Annual NAV Assessment to EA Property Owner (46 Units)	Total Annual NAV Assessment (Revenue)	Proposed <u>Monthly</u> Commercial Dumpster Fees Billed to HOA's	Proposed <u>Annual</u> Commercial Dumpster Fees (Revenue) Billed to HOA's
\$174.97	\$8,048.62	\$1,176.24	\$14,114.88

Multi-Family (5+ Units) Example



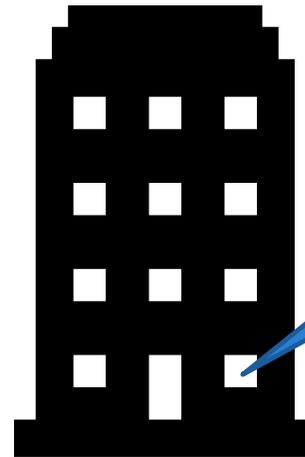
Qty: 2, .5-CY Carts/Week

Single-Family Home

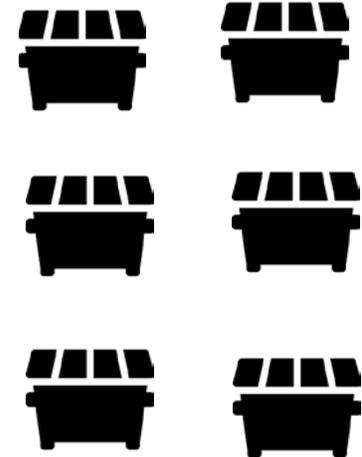
Annual NAV Assessment: **\$258.37**

Average # of Occupants: 3.4 occupants (per US Census)

Total Allowed Set Out Volume: **1 Cubic Yard/Week**



Unit 103



Qty: 2, 4-CY Dumpsters x 3/Week

EA Lake View Condominium Unit:

Annual NAV Assessment: **\$174.97**

Average # of Occupants: 3.4 occupants (per US Census)

Total Allowed Set Out Volume:

As much as 24 Cubic Yards/Week

Chapter 24: Solid Waste



- **Organization:** Divided into Five (5) Articles

- **Most recent update:** 2002

- **Primary purposes for proposed revisions:**

Facilitate implementation of the Rate Study Recommendations, Modernize the Solid Waste Code, and promote fiscal and operational stability for the utility by:

- Updating general text
- Updating certain procedures and policies
- Reclassifying Multi-family properties (5 units or greater to Commercial Rate Class)

Highlights of Proposed Revisions



- **Article I, Sec. 24-1. and Article V, Sec 24-141, Definitions:**

Current Text:

Commercial property means any property utilized for commercial purposes including single-family and/or multifamily units or grouping of units maintained as residential rental units. For the purpose of billing the annual assessment, commercial single-family and/or multifamily units will be billed the residential assessment rate accordingly.

Proposed Text:

Commercial property means any property utilized for commercial, governmental, agricultural, and industrial purposes or single-family and/or multifamily units or grouping of five or more units maintained as residential rental properties or units. Commercial single-family and/or multifamily units or grouping of five or more units shall be billed in accordance with approved commercial sanitation rates. Commercial properties are typically serviced through the use of dumpsters or compactors.

Highlights of Proposed Revisions



- **Article I, Sec. 24-1. and Article V, Sec 24-141, Definitions:**
 - Updated definition of *Residential Properties* to clarify differences between single-family and multi-family (4 or less and 5 or greater) type of properties
 - Updated definition for *Single-family Residential Unit* to further delineate when it becomes a Commercial Property

- **Article I, Sec. 24-1. Definitions:**
 - Updated definition for *Containerized Light Yard Trash* to allow for additional set-out volume
 - Updated definition of *Rollout Cart* to reflect current volume of containers

Highlights of Proposed Revisions



- **Article I, Sec. 24-8. Dumping on property owned by others prohibited:**
 - Updated text to emphasize the applicability of fines in case of violation
- **Article II, Secs. 24-34 and 24-74. Approved Containers:**
 - Relocated text from Section 24.38.h.4 and 24-77.c to sections 24-34 and 24-74, respectively, to improve Ordinance organization and clarify the requirements and procedures pertaining to the use of roll-off containers by residential property owners/occupants in the Town
- **Article III, Sec. 24-79. Construction and Demolition Sites:**
 - Updated text to clarify the requirements and procedures pertaining to the use of roll-off containers by residential property owners/occupants in the Town



Discussion/Questions