

STAFF REPORT REGULAR MEETING

AGENDA DATE: January 3, 2023

DEPARTMENT: Public Works

TITLE:

Mobile Home Park Solid Waste & Recycling Rate Modification

SUMMARY:

The rates currently charged to the City's Mobile Home Parks for solid waste and recycling services are not consistent and require modification to ensure equitability.

BACKGROUND AND JUSTIFICATION:

In 2018, there was an update to Chapter 12 (Health and Sanitation) in the City's Code of Ordinances. Additionally, there was discussion with the different mobile home parks (MHP's) regarding the type of collection services being received and if they would continue being serviced as residential or be converted to commercial. Under that Code of Ordinances Chapter 12, the MHPs fall under commercial properties as they contain nine or more dwelling units. Historically, however, the parks have been collected as residential. In looking statewide, you'll find that MHPs can be billed both ways depending on what the municipality or County they reside in requires. You'll also find some parks have much wider rights-of-way, allowing heavy equipment to maneuver easier. Another factor is whether the governmental entity self-hauls or privatizes their solid waste and recycling operations.

Ultimately, the decision was made not to move forward with the transition to centralized collection (dumpsters in multiple locations on the property) and maintain the residential curbside collection with each unit having their own set of containers, just as a single-family residential property does. While centralized collection would provide for more efficient routes and eliminate the need for heavy equipment to traverse some of the small road rights-of-way within the parks, the City acknowledged the community convenience of door-to-door service for these locations, which consist of a generally more senior customer base. What was not addressed back then, however, was how these MHP properties are billed.

It would appear that incorrect billing of the MHPs in the City has been a long-standing issue and there is a high likelihood that they have never been billed correctly. Staff is currently trying to correct this practice. Residential properties within the City pay \$245.15 annually as part of their non-ad valorem taxes, which equates to \$20.43 if it were broken down monthly. Since all four MHPs in the City are serviced as residential properties, staff is recommending that monthly fees should reflect this collection method and be set at the same \$20.43/unit, no less or more. Currently, there are two parks below this amount and two above it. Setting them all at the same residential rate is a fair and equitable approach to this multi-faceted issue.

Staff is currently seeking approval to proceed with this fee modification as part of a future FY2023 budget amendment that will be brought forward for Commission approval at a later date.

MOTION:

Move to approve/disapprove setting the Mobile Home Park solid waste and recycling collection monthly rate at \$20.43/unit in the FY2023 budget amendment.

ATTACHMENT(S):

Fiscal Impact Analysis
MHP Rate Comparison

FISCAL IMPACT ANALYSIS

Five Year Summary of Fiscal Impact:

| Fiscal Years | 2023 | 2024 | 2025 | 2026 | 2027 |
|--|-------------|-------------|-------------|-------------|-------------|
| Inflows | | | | | |
| Current Appropriation | 0 | 0 | 0 | 0 | 0 |
| Program Income | 0 | 0 | 0 | 0 | 0 |
| Grants | 0 | 0 | 0 | 0 | 0 |
| In Kind | 0 | 0 | 0 | 0 | 0 |
| Outflows | | | | | |
| Operating | 0 | 0 | 0 | 0 | 0 |
| Capital | 0 | 0 | 0 | 0 | 0 |
| Net Fiscal Impact | 0 | 0 | 0 | 0 | 0 |
| No. of Addn'l Full-Time Employee Positions | 0 | 0 | 0 | 0 | 0 |

| New Appropriation Fiscal Impact: | | |
|---|--------------------------|--------------------|
| | Revenue Source | Expenditure |
| Department | Refuse | |
| Division | | |
| GL Description | Refuse Fee – Residential | |
| GL Account Number | 343.40-10 | |
| Project Number | | |
| Requested Funds | | |

| Budget Transfer Impact | | |
|-------------------------------|-----------------------|--------------------|
| | Revenue Source | Expenditure |
| Department | | |
| Division | | |
| GL Description | | |
| GL Account Number | | |
| Project Number | | |
| Requested Funds | | |

| Contract Award - Existing Appropriation | |
|--|--------------------|
| | Expenditure |
| Department | |
| Division | |
| GL Description | |
| GL Account Number | |
| Project Number | |
| Requested Funds | |