

Memo

To: DDA Board members
From: Bryan Myrkle, Community Development Director
Date: August 14, 2020
Re: Private dumpsters in public parking lots downtown

As you know, there has been an ongoing issue with private dumpsters located in the downtown parking lots. While the recent focus has been on the newly repaved lot in the 100 block of S. Cochran, it is also an issue in other downtown parking lots. Therefore, any solution will need to be fairly applied across all of the Central Business District.

I am asking the DDA to consider the following proposal at its meeting on Tuesday, August 19. If the board can reach agreement on this plan, with or without changes, we can work toward implementation. However, there is also interest in resolving this problem among the members of the City Council. If the DDA cannot reach a consensus, I think it's likely that the Council will take up the issue directly.

Proposal

- 1 – The DDA identifies those properties in the Central Business District that do not have adequate private property outside of the buildings to manage waste disposal on site.
- 2 -- The DDA uses its funds to construct dumpster corrals for use by these properties; and arranges for waste removal services, with the cost of this ongoing service paid by the property owners who use it.
- 3 -- The DDA works with the City Council on an ordinance change that would both require the identified properties to use these new corrals for waste management, but also restricts use to these properties alone.

Benefits

- This is not a self-created hardship on the part of the affected property owners. By using DDA funds to construct the dumpster corrals, the City can implement a solution that benefits everyone in the district, while not punishing anyone for getting caught in this situation.
- This solution could be implemented in all the necessary areas at one time.
- This would require only a minor change to the City's existing ordinance, and would not affect the community outside the Central Business District.
- An official solution like this will allow the City to better manage the liability associated with keeping dumpsters on its property.

Considerations & Alternatives

- Because the number of properties with this issue is not likely to change very much over time, we can reasonably predict the necessary size and appropriate location of each corral.
- By requiring problem properties to participate, it helps ensure that the solution will be effective.
- By restricting use to those properties with a legitimate problem, the City can better ensure that adequate space is allocated for dumpsters and waste.
- Any dumpster corrals that the DDA builds should be built to the same standard that the City requires for all other commercial developments.
- For consideration of design and cost, the DDA should seek estimates for both a fence style enclosure with appropriate screening, and also a masonry wall style enclosure.
- The DDA should extend this to both residential and commercial property uses in the district.

- In creating the list of properties, notices should be sent to all property owners in the Central Business District, asking them to self-identify as to whether they have this problem. This should help reduce the likelihood that we miss areas that should have been included.
- I anticipate the need for 4 or 5 corrals.
- If the DDA determines that is unable or unwilling to cover the cost of dumpster corral construction, it is likely that a special assessment could be created to spread the cost over a period of time in a way that makes it manageable for individual property owners. That said, I would argue that the DDA has used its funds many times over the years to create situations that are mutually beneficial to both the district and to individual property owners.
- Obviously, there are both direct and semi-direct conflicts of interest on the DDA Board when it comes to any evaluation or implementation of this proposal. Therefore, I have asked the City Manager to provide guidance as to who on the DDA should abstain from voting.