

Attachment 3: Detail of Recommendations

Recommended Action Items		Code Related (Requires Staffing)	New Program (Requires Capital)
Quick Wins			
1	Special Event Cleaning Practices		
2	Replace Containers at six “hot spot” Downtown locations with Big Belly Solar compactors		X
3	Add refuse-related Best Management Practices (BMPs) to Municipal Code (i.e.: break down cardboard boxes)	X	
Big Hitters			
4	Expand Porter & power washing (with run-off capture) services to entire Downtown & NBID (frequency to be determined)	X	X
5	Proactively cite for Municipal Code violations (move away from "complaint-based")	X	
6	Revised Code requiring enclosure review for every permitted job	X	

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The six staff recommended action items listed below include specific details, including the city's current practice, current related municipal code(s), future staff impact (if implemented), non-staff costs to city

1. Special Event Cleaning Practices						
Complaint	Opportunity	Current Practice	Municipal Code(s)	Future Staff Impact	Capital Required?	Justification
The Downtown is dirty after special events.	Increase the level of cleaning required by the event management after a special event.	Event management is required to remove all trash and debris from event area. This typically involves porter service (sweeping), trash removal and street sweeping of event area.	4.20.080 – Granting or refusal of permit (trash and debris clean-up and removal requirements).	Low – the Maintenance Manager in Public Works can assign additional cleaning requirements to an event manager during the permit process.	No	There is an impact to all of Down-town during major events, not just the event site. Event planning should consider total impact, and this is a quick fix during the permit process.

2. Replace Six Container Locations with Big Belly Solar Compactors

Complaint	Opportunity	Current Practice	Municipal Code(s)	Future Staff Impact	Capital Required?	Justification
There are too many overflow issues of public trash & recycling containers in certain locations of Downtown.	Replace containers at six “hot spot” Downtown locations with Big Belly Solar compactors (trash & recycling).	Public cans in Downtown area serviced by Waste Management. Service is based on season – 1x per day during off-season (Labor Day – Memorial Day), and 2x per day during peak season (Memorial Day – Labor Day). Select locations have 3x per day service.	The use of public refuse containers assist the city with litter reduction in the public rights of way and supports storm drain cleanliness.	Low – establishment of leasing contract with Big Belly Solar.	Yes. \$18,000 annually for 3 years. Lease of six trash/ recycling units at “hot spots.” This cost breaks down to \$250 per month, per location.	Current liners fit apx. 45-50 gallon of material. Big Belly Solar (trash) can hold up to 250 gallons of compacted material and (recycling) units can hold up to 100-150 gallons of compacted material. This should reduce collection schedules and ultimately service complaints at “hot spots.”

3. Add refuse-related BMPs to Municipal Code

Complaint	Opportunity	Current Practice	Municipal Code(s)	Future Staff Impact	Capital Required?	Justification
Best Management Practices should be required in the Municipal Code to make citation of common issues easier.	Add refuse-related Best Management Practices (BMPs) to Municipal Code (i.e.: break down cardboard boxes)	The MBMC lists general pre-collection, post-collection requirements as well as prohibited activities.	5.24.030 – Pre-Collection Practices. 5.24.040 – Post-Collection Practices. 5.24.060 – Prohibited Activities.	Moderate – Public Works will create and submit BMP code language to City Council for consideration and approval. Code Enforcement Division will utilize these codes during citation process.	No.	The purpose is to give Code Enforcement the ability to cite on issues that may be considered “good neighbor” rules such as breaking down boxes before setting out for collection or inside containers.

4. Increase Porter and Power Washing Services to all Downtown Sidewalks and Alleys

Complaint	Opportunity	Current Practice	Municipal Code(s)	Future Staff Impact	Capital Required?	Justification
<p>The alleys are dirty too often and should receive the same maintenance from City services as the main streetscape because they are used as walkways and thoroughfares just like the main streets.</p> <p>NBID has same issue and they pay for their own quarterly power washing.</p>	Expand Porter & power washing (with run-off capture) services to entire Downtown & NBID (frequency to be determined)	<p>Athens Services performs street sweeping to all streets Downtown 2x per week.</p> <p>Cleanstreet porter service performed 2 hours p/day, 7 days p/week.</p> <p>Cleanstreet power washes MBB, Highland, and Manhattan Ave. 3x per week and Metlox Plaza 1x per week. "Hot spots" as needed.</p>	5.24.040.B - requires that the property owner maintain the sanitary condition of the street or alley from their property line to the center of the alley.	<p>High – if Code Enforcement should pursue compliance with code 5.24.040.B.</p> <p>Low to moderate – if Public Works adds services to vendor tasks as "extras" and build language for this option or requirement into the next service contracts for street sweeping/power washing/porter service.</p>	<p>It depends on frequency of service desired.</p> <p>Preliminary estimates include all streets in Downtown <i>and</i> NBID, and range from \$2,000 - \$6,000 per cleaning.</p>	<p>The Downtown as a whole is utilized heavily by vehicles (residential, delivery, construction, service) and pedestrians. Pedestrians use many of the "alleys" to commute to/from the beach, not just main streets. Street sweepers cannot always clean to the edges of the alleys because of infrastructure (utilities), refuse carts or cars obstructing the property line.</p>

5. Proactively Cite for Municipal Code violations (move away from "complaint-based")

Complaint	Opportunity	Current Practice	Municipal Code(s)	Future Staff Impact	Capital Required?	Benefit of Opportunity
There is not enough proactive enforcement of current codes.	Proactively cite for municipal code violations (move away from "complaint-based").	Enforcement is "complaint-based." The City's Code Enforcement Division operates during regular business hours.	There is no Municipal Code that establishes the "complaint-based" enforcement practices.	High – Impact on the Code Enforcement Division staff will increase significantly with the direction to proactively cite for all violations citywide.	Unknown.	Depending on the level of proactive citing, there should be an improvement in cleanliness and a reduction in public smoking in the Downtown area.

6. Revised Code requiring enclosure review for every permitted job

Complaint	Opportunity	Current Practice	Municipal Code(s)	Future Staff Impact	Capital Required?	Justification
Many businesses do not have adequate refuse facilities. Infrastructure is outdated in relation to demand/needs for proper refuse storage. Enclosure space is only evaluated during 50%+ permit project. Tenant improvements under 50% do not require enclosure review.	Revise the Municipal Code requiring refuse enclosure review for every permitted project.	Refuse enclosures are evaluated upon new construction or tenant improvements greater than 50% of the property. The City has a Standard Drawing for a refuse enclosure available on the City's website for inclusion into plans/specs.		High – both Community Development and Public Works staff would be impacted due to the increase in enclosure review.	No.	<p>The spatial issues Downtown with older enclosures and increased recycling programs over time</p> <p>Over time, this change will eliminate refuse carts and bins from public view on the public right of way in the Downtown.</p>