



Downtown District Shared Refuse Dumpsters Fact Sheet

Refuse and recycling collection services to most downtown businesses are provided through the use of shared dumpsters. Fees are based on the rates at C.O. 925.07(b) and as further defined in C.O. 925.08, excerpted below:

925.08 DUMPSTER SERVICE IN CENTRAL BUSINESS DISTRICT.

(a) The City shall make available sufficient dumpsters to provide refuse service in the downtown district for businesses, offices, and apartments that have not individually contracted for refuse service.

(b) Businesses, offices and apartment units making use of these dumpsters shall be charged as follows:

Apartments	Twice the basic residential service rate.
Small retail and small professional	Commercial rate for a 1.5-yard dumpster serviced once per week.
Medium professional services (office with more than 3 persons)	Commercial rate for a 2-yard dumpster serviced once per week.
Medium retail	Commercial rate for a 3-yard dumpster serviced once per week.
Large retail	Commercial rate for a 4-yard dumpster serviced once per week.
Restaurants	Commercial rate for a 6-yard dumpster serviced once per week.
Restaurants with bar	Commercial rate for an 8-yard dumpster serviced once per week.

This fee structure was enacted by Ordinance 00-14, effective April, 2000, created to address the physical constraints downtown as there is not room to provide individual collection containers for every business and occupancy.

Staff has identified a number of interwoven challenges with the current structure including: the definitions (or lack thereof) of the various use groups; the perceived fairness of the rate structure; the applicability of the specific language at 925.08(a), “...*that have not individually contracted for refuse service*”; illegal dumping; billing continuity through Change of Occupancy; inability to bill certain shared use accounts; and certain anomalies.

To address these issues, a comprehensive survey of shared dumpster service has been undertaken over about the last 12 months. Our goal is to make sure that the costs to our CBD shared use customers are distributed as fairly as possible through the rate structure. Three alternatives were considered:

1. Modify and Improve the Existing Rate Structure
2. Develop and Implement a Square-Foot based Refuse Rate Structure billed to Property Owners
3. Privatize Service

Each option has Advantages and Disadvantages, reviewed in each section of the **Analysis** (link below). Following this review staff believes that modifying and improving the Existing Rate Structure is the best option to achieve fair distribution of costs among all of our customers. The proposed revised C.O. 925.08 is excerpted below:

925.08 SHARED DUMPSTER SERVICE IN DOWNTOWN DISTRICT.

- (a) The City shall provide shared refuse collection services to all businesses, offices, apartments and occupancies in the Downtown District for their normal business use in a safe, economic and equitable manner in accordance with the provisions of this Chapter 925.
- (b) Definitions
 - 1. "Apartment" means a room or suite of rooms used as a residence by a single family or less than 5 unrelated persons.
 - 2. "Base Rate" equals the commercial rate for a 2 cubic yard dumpster serviced 1x/week.
 - 3. "Downtown District" means on the west side of South Main St., from Carpenter Court north to West College St. and west to College Place, inclusive of Carpenter Court; and on the east side of South Main St., from immediately north of the New Union Center for the Arts at 39 South Main St., north to East College St. and east on East College St. to and inclusive of 27 East College St.
 - 4. "Office" means a room or rooms used for conducting the affairs of a business or profession, and generally furnished with desks, tables, files and communication equipment. Office includes but is not limited to: legal, financial, real estate, insurance, information and communication services, government
 - 5. "Restaurant/Café" means a business that prepares and serves food and/or drinks to customers. These may be served and eaten on the premises and/or available for take-out.
 - 6. "Retail" means a business engaged in the sale of goods to the public for use or consumption.
 - 7. "Service" means a business that provide services of a personal nature including but not limited to: medical or dental services, barber shops/salons, massage therapy, wellness services, photography, day care, schools. Service may include incidental sale of related goods.
- (c) Where these occupancies may overlap, the City Manager is authorized to designate the type of business and its billing basis.
- (d) Businesses, offices and apartment units making use of these dumpsters shall be charged as follows:

TYPE	BASIS	RATE
Residential Apartments.		2x Residential Rate
Small Office.	No more than 2 FTE persons	0.50 x Base Rate
Small Service.	No more than 2 FTE persons	0.75 x Base Rate
Small Retail.	≤1500 SF retail area	0.75 x Base Rate
Medium Office.	3-5 FTE persons	Base Rate
Medium Service.	3-5 FTE persons	Base Rate
Medium Retail.	1501 SF – 3500 SF	Base Rate
Large Office.	> 5 FTE persons	1.5 x Base Rate
Large Service.	> 5 FTE persons	1.5 x Base Rate
Large Retail.	≥3501 SF	1.5 x Base Rate
Small Restaurant, Cafe.	Seats ≤ 40	2 x Base Rate
Medium Restaurant.	Seats 41-100	2.5 x Base Rate
Large Restaurant.	Seats >100	3 x Base Rate

- (e) Composting allowance: A credit in an amount proportionate to the volume of composted organic waste, verified to the satisfaction of the Public Works Director, shall be applied to small, medium and large restaurant accounts.

Under the proposed new section 925.08 most businesses are expected to see modest increase/decrease or no change to their current fee.

Links to the staff Analysis, Recommendation and Exhibit A, the proposed ordinance language, can be found on this page on the City’s web-site: <https://www.cityofoberlin.com/city-government/departments/public-works/refuse-recycling-division/>. For more information, please contact Public Works Director Jeff Baumann at (440) 775-7204 or by e-mail at jbaumann@cityofoberlin.com.