



**City Council Study Session Agenda
October 23, 2023 - 5:30 PM
City Council Chambers, City Hall, 3rd Floor,
1528 Third Avenue, Rock Island, IL**

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- 1. Call to Order**
- 2. Roll Call**
- 3. Public Comment**
- 4. Presentations**
 - a. Public Works - Proposal for Dumpster Registration
 - b. Inspections Presentation on Demolition Process
- 5. Adjourn**
 - a. Motion to Adjourn.

Motion:	Motion whether or not to adjourn.
RC	Voice vote is needed.

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THIS TOWN

ROCKS

Managing Downtown Trash: A Proposal for Dumpster Registration

Presented by:
The Public Works Department

Introduction

- A reoccurring issue in the downtown is the cleanliness and sanitation around commercial trash containers and alleyways.
- The current ordinance addresses some of these issues. However, enforcement is challenging and mechanisms for non compliance have room for improvement.
- The objective today is to discuss ordinance options to address blight and sanitation issues affiliated with commercial trash containers.

Background

- One of the more frequent complaints about the downtown is overflowing trash containers, illegal dumping around them, and the general sanitation of the containers themselves.

Disclosure

- The vast majority of businesses address their dumpster issues when it is brought to their attention.
- It is not the intent of this presentation to single anyone out. This is a downtown wide problem that effects all businesses and all haulers.















Dumpster that is locked

Dumpster that is not locked





Current Ordinances:

- Dumpsters are required to be serviced once a week
- Zoning and the Public Works Director have the authority to require dumpsters on private property to be enclosed/screened.
- Non-Compliance follows the nuisance violation protocols.

Challenges:

- Identification of dumpsters
- Multiple Service providers
- Haulers may not know about the weekly dump requirement
- Abuse of dumpsters via illegal dumping

Solutions:

- Dumpster registration
- Exclusive hauler throughout the downtown
- Consolidation

Registration



Registration Benefits

- One of the most significant benefits of a dumpster registration program is the establishment of clear accountability.
- By requiring businesses and property owners to register their dumpsters, local authorities gain insight into who is responsible for waste disposal at each location.
- This information is invaluable in the event of non-compliance issues such as overflowing dumpsters, illegal dumping, or inappropriate disposal of hazardous materials. With identified owners, it becomes much easier to hold responsible parties accountable for any violations.

Registration Benefits

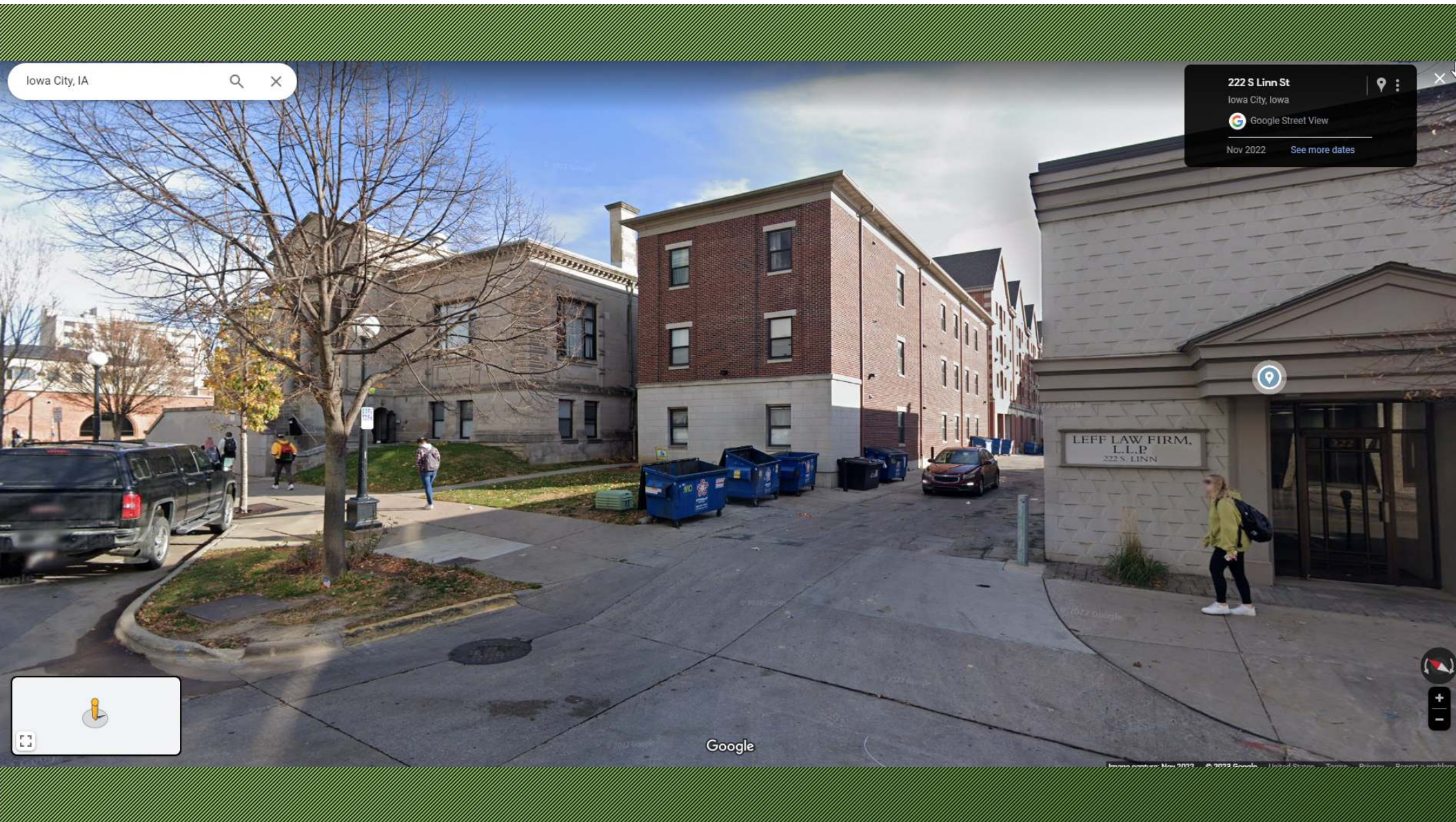
- Registration programs provide a legal framework for enforcement. When violations occur, authorities can issue fines or citations directly to the registered owner, ensuring swift and effective enforcement of waste management regulations. This streamlines the process of addressing non-compliance, making it more efficient and less resource-intensive for the city.

Registration Drawbacks

- The process of registering dumpsters introduces an additional administrative tasks for businesses
- Businesses may need to allocate time and resources to complete registration forms, gather necessary documentation, and interact with city officials.
- On the government side, there may be a need for staff to process registrations, maintain records, and respond to inquiries.
- Registration Fees

Exclusive Provider





Iowa City, IA



222 S Linn St

Iowa City, Iowa

Google Street View

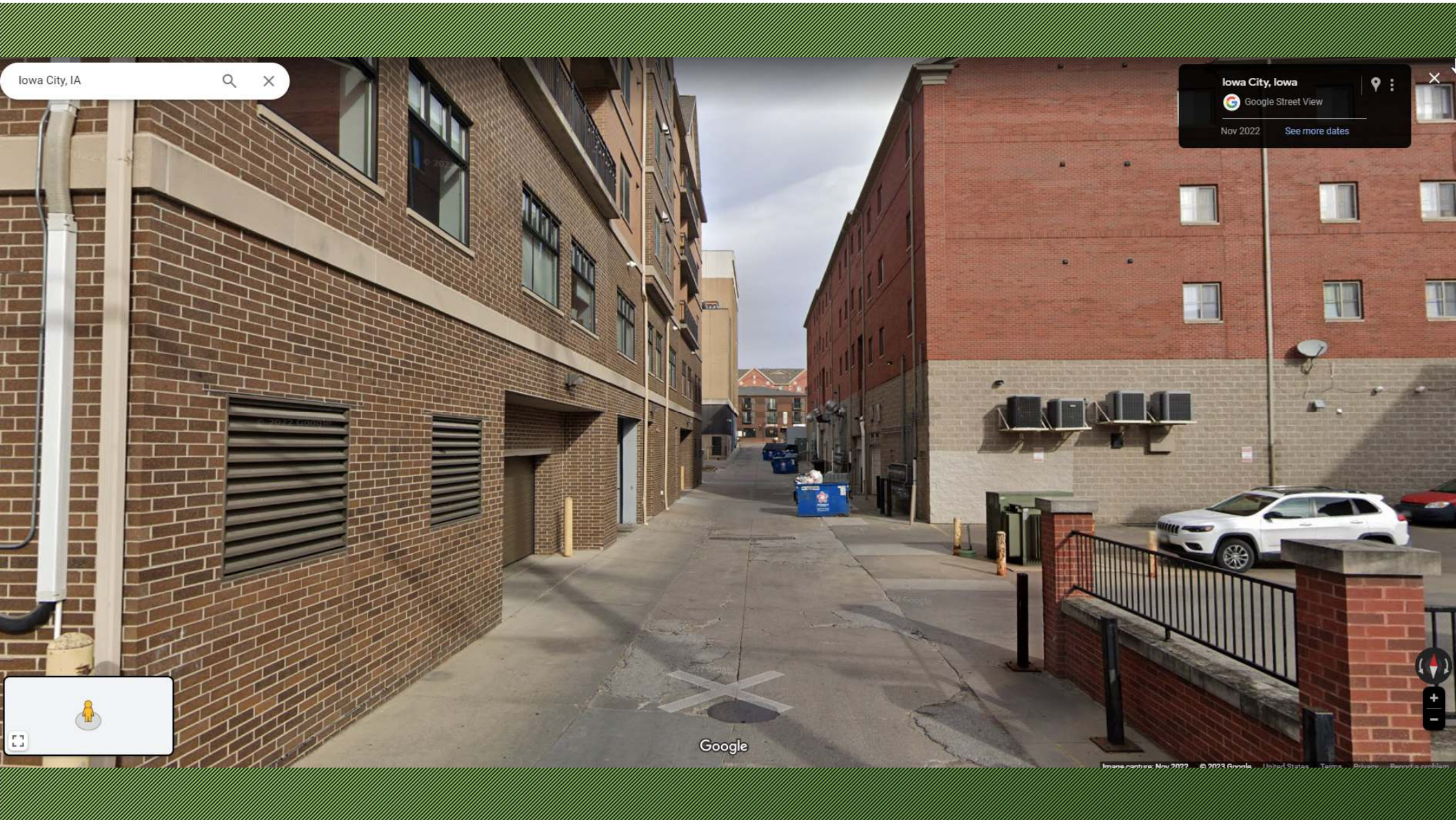
Nov 2022

See more dates



LEFF LAW FIRM,
L.L.P.
222 S LINN

Google



Exclusive Provider - Benefits

- Having an exclusive trash provider for a downtown area offers several advantages.
- It ensures a consistent level of service that can be tailored to the unique needs of the area.
- With a single provider responsible for all waste management, coordination and scheduling become more efficient, leading to more reliable pickup times and reduced clutter.
- This enhanced consistency not only contributes to the overall cleanliness of the downtown but also provides businesses and residents with a predictable service they can rely on.
- Businesses do not need to shop around for service providers

Exclusive Hauler - Drawbacks

- **Existing Contracts:** One major challenge is dealing with existing contracts that businesses may have with other waste management providers. Transitioning to an exclusive provider may require careful negotiation and contract buyouts, which could be costly. Some stakeholders might be resistant to changing providers, particularly if they are satisfied with their current service or have long-term agreements in place.
- **Potential for Service Disruptions:** Transitioning from multiple providers to a single exclusive provider can be logistically challenging. There might be initial service disruptions, missed pickups, or other hiccups during the transition period, which could lead to frustration among customers.

Exclusive Hauler - Drawbacks

- Transitioning to an exclusive waste management hauler would involve the city facilitating a competitive bidding process.
- An exclusive provider would take business away from other waste hauler businesses.
- The City would have to enforce an exclusive zone dedicated to one hauler

Consolidation - Benefits

- **Reduced Clutter:** Consolidating dumpsters can lead to a cleaner and less cluttered urban environment. Fewer dumpsters lining the streets can improve the overall aesthetics of the area, making it more attractive to residents and visitors.
- **Optimized Space Usage:** Consolidation can free up valuable space that was previously occupied by multiple dumpsters. This space can be repurposed for other community needs, such as additional parking, or pedestrian walkways.
- **Streamlined Waste Collection:** Fewer collection points make waste collection more efficient and cost-effective.
- **Reduced Noise and Odors:** Consolidating dumpsters can centralize waste disposal, potentially reducing the noise and odors associated with multiple dumpsters scattered throughout the area.

Consolidation - Drawbacks

- **Resistance from Businesses:** Some businesses may resist the mandate to consolidate dumpsters, especially if they have specific waste disposal needs or concerns about the inconvenience of sharing a dumpster with neighboring businesses.
- **Complexity of Implementation:** Implementing a consolidation mandate can be administratively complex. It may involve navigating legal and billing issues, as well as establishing clear guidelines for businesses to follow.

Consolidation - Drawbacks

- **Potential for Disputes:** Sharing dumpsters can sometimes lead to disputes among neighboring businesses over issues such as space allocation, waste volume, or responsibility for maintenance and cleaning. This can create tension within the community.
- **Enforcement Challenges:** Ensuring compliance with the mandate can be challenging. Who is responsible if the dumpster is a mess?

Review

- **Registration:** Implementing a dumpster registration program helps establish accountability by requiring businesses to register their dumpsters. This allows for better tracking of waste generators, streamlining enforcement, and ensuring compliance with waste management regulations.
- **Exclusive Provider:** Selecting an exclusive waste management provider for the downtown area can ensure a consistent level of service, enhance cleanliness, and create accountability. It centralizes control over waste management, streamlining enforcement and allowing for better management of the downtown environment.
- **Consolidation:** Mandating businesses to consolidate dumpsters can lead to a cleaner, less cluttered urban environment, improved traffic flow, and optimized space usage. Fewer collection points also make waste collection more efficient and cost-effective for the municipality.

Recommendation

- Public Works recommends adopting a phased approach to downtown trash collection improvement, starting with registration and leaving the option open for potential expansion to an exclusive provider in the future.

Recommendation - Phase 1

- **Registration and Consolidation:** Return to council with a modified ordinance that initially focuses on implementing a dumpster registration program and mandating consolidation where appropriate. This step will help establish accountability, reduce clutter, improve aesthetics, and streamline waste collection processes. It allows businesses and the municipality to adapt gradually to the changes.

Recommendation - Phase 2

- **Assess Impact:** After implementing registration and consolidation, work with the downtown alliance to carefully assess the impact on downtown cleanliness, efficiency, and compliance. Collect data on the effectiveness of these measures and gather feedback from businesses and residents.
- **Consider Expansion:** Based on the assessment, evaluate whether additional improvements are needed. If the results indicate that there is room for further enhancement and a desire for a more centralized waste management system, then explore the possibility of transitioning to an exclusive waste management provider.

Community Engagement

- **Community Engagement:** Essential to the process is maintaining open channels of communication with businesses and residents. Engage stakeholders to ensure their concerns and needs are addressed, and gather input to inform decision-making.

Questions?



The Inspections Division

Part I: Who Are They and How Do Things Get
Torn Down?



The Inspections Division

- The Building Official and his team are responsible for ensuring the public have a safe and healthy built environment.
- Three subdivisions: the trades, housing & property maintenance, and health.
- Typical duties: issuing permits, conducting inspections, reviewing building plans, and coordinating with emergency services.

Demolitions Generally

- Demos fall into two broad categories depending on the circumstances.
 - **Emergency** demos are undertaken when there is an immediate threat to public safety.
 - **Non-Emergency** demos are undertaken to eliminate blighted conditions.
- Demolition is the last resort undertaken to resolve deteriorated conditions. It is taken seriously and done sparingly.

Emergency Demos

- Building is at risk of collapse into right-of-way or onto other buildings.
- Time-sensitive but not necessarily fast, legal process can be lengthy.
- Uncommon and invoked very rarely.



Building at 111 19th Street, legal work ongoing.

Standard Operating Procedures

1. Identified on a case-by-case basis.
2. Depending on ownership situation, the circuit court is petitioned for an order to demolish through the “1X1” process.
3. Once order is granted, the necessary bidding documents are prepared.
4. City Council approves contract as soon as possible and the demo proceeds.

Non-Emergency Demos

- Generally abandoned houses that have deteriorated past the point of no return.
- Four to six houses annually depending on funding, usually CDBG.
- City avoids ownership of vacant lot unless part of large site assembly effort.
- Most common, done on an annual cycle.



House at 2507 6th Avenue, demolished in 2022.

Standard Operating Procedures

1. Buildings on the foreclosed, vacant, & abandoned registry are monitored and primary structural elements evaluated.
2. Nuisance abatements, police calls, proximity to schools, and other factors considered.
3. Scoring prioritizes properties creating the annual demo list with profiles in the Summer.
4. “2X2” legal process begins and necessary bidding documents are prepared.
5. City Council approves contract in the Fall and the demos proceed.

Certain Commercial/Industrial Demos

- From time to time, the City may acquire a commercial or industrial building for economic development reasons.
- Prior to demo, a “last call” for rehab can be issued for 30 days.
- Not very common.



Bear Manufacturing Building at 2016 5th Avenue.

Questions?

Questions for Council

- Additional grading criteria for 2x2 demo's?
- Pre-approval on 2x2 houses before going out to bid?