



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: City Utilities - Sewer/Stormwater

To: City Council

From: City Manager & Staff

Council Meeting Date: December 16, 2024

Re: Report: Park de Ville Condominiums Refuse Collection

Executive Summary

At the November 18, 2024 Council meeting. Councilmember Meyers requested a report on refuse and recycling collection for Park de Ville Condominiums.

Staff Report

Staff understand there is concern regarding the current method of refuse and recycling collection in the Park de Ville Condominiums. From a historical prospective, this multiple unit complex was provided refuse and recycling collection via manual collection since it was constructed. Utilizing this system, bags of refuse and recycling were placed at several different locations in the complex and city staff manually collected this material.

As you may be aware, City Ordinances require that all buildings with four or more units have collections using refuse containers. Staff is not aware why this complex, and another in town, were allowed to utilize the bag system not in compliance with the ordinance requirements.

The City Council approved automated collections for curbside refuse collection on March 20, 2023 with an implementation date of March 4, 2024. Staff realized this method of collection would not work at Park de Ville and another multiple unit complex receiving a curbside type of collection. Staff notified both multiple family complexes that collection of refuse would need to transition to a container method of collection in April of 2023.

There are many potential solutions for collection of refuse and recycling at Park de Ville using centralized collection with containers. Included below are some options that comply with current ordinances and, in some cases, do not have significant costs associated with the implementation. They are as follows:

Option 1: This option is shown on the exhibit labeled Option 1. It has been developed by an engineer hired by Park de Ville. It shows providing a location for both a refuse compactor and a recycling container. This option would work well for Solid Waste collections however, it could prove to be expensive with the additional pavement and electric service requirements. It should be noted the enclosures are not required and they are an optional aesthetic decision of the residents. We understand from the HOA this is the preferred long-term solution for the collection of refuse and recycling at this complex.

As an aside, it may be possible for the City to finance improvements deemed necessary. This could be accomplished by having an agreement with the HOA that allows the City to pay for the cost of the improvements when they are installed and bill the owners' association annually until the costs are recovered. The potential for this type of solution to the costs



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would need to be reviewed by both the Finance and Law Departments to determine the process and mechanisms. This is shown on the exhibit labeled Option 1.

Option 2: Continue with the current collection method. This method has been used since March 2024. Currently, every Monday, Solid Waste staff place two containers at the locations shown. One container is for recycling and one for refuse. These containers are removed on Tuesday. This option has been working well for the past nine months and does not require any additional cost.

Option 3: This option shows placing 8 cubic yard containers at the end of the drives and a recycling container being placed once per week for one day. This option would not require any expense however it would result in loss of a few parking spaces. This is shown on the exhibit labeled Option 3.

Option 4: This option shows placing 8 cubic yard containers in existing landscaped areas and a recycling container being placed once per week for one day. This option would not result in the loss of parking spaces however it would result in costs associated with excavation and the installation of pavement. This is shown on the exhibit labeled Option 4.

Option 5: This is a combination of Options 3 and 4 where containers are placed at various locations at the end of drives or in current landscaped areas. The combination of containers could eliminate the need for a recycling container being placed once per week. Some of the container locations could be for recycling collection. This option would also have costs associated with excavation and installation of pavement. This is shown on the exhibit labeled Option 5.

Staff understand the resident's desire for a permanent trash receptacle. As we described above are many alternatives for collection of refuse and recycling at Park de Ville. Staff is willing to continue working with the association to see one of these solutions satisfy their needs while also complying with the operations of the Solid Waste Division.

Fiscal Impact

Short-Term Impact: None with this report.

Long-Term Impact: None with this report.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Not Applicable, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable



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| Legislative History |
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| Date | Action |
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| n/a | n/a |

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| Suggested Council Action |
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Report is for information only.