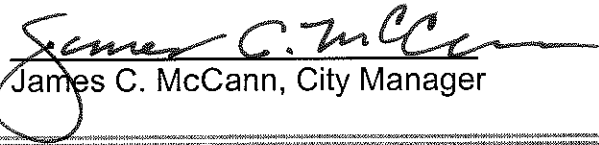


City of Calistoga

Staff Report

TO: Honorable Mayor and City Council
FROM: Dan Takasugi, Public Works Director/City Engineer
DATE: May 18, 2010
SUBJECT: Follow-up discussion regarding the unsightly condition of garbage dumpsters at the public parking lot behind the Fire Station

APPROVAL FOR FORWARDING:


 James C. McCann, City Manager

1

2 **ISSUE:** Follow-up discussion regarding the unsightly condition of garbage
 3 dumpsters at the public parking lot behind the Fire Station.

4 **RECOMMENDATION:** Discuss and provide direction.

5 **BACKGROUND:** Mayor Gingles raised the persistent unsightly condition of
 6 garbage dumpsters at the public parking lot behind the Fire Station during the recent
 7 May 4th City Council meeting and requested that a report regarding this use and
 8 potential options for improvement be presented to the Council.

9 Staff has done some initial investigation and developed a few suggestions to
 10 improve the condition.

11 The City owns and maintains a public parking lot behind the Fire Station adjacent to
 12 the Napa River. Over the years, private trash dumpsters, grease collection bins,
 13 soiled linen collection boxes, floor mat drying racks gates fences and other private
 14 improvements have been placed on City property along the Napa riverbank.
 15 Presently eight private garbage dumpsters and two linen collection bins are present
 16 at this location. Five of these dumpsters are located on concrete slabs with curbs;
 17 the other three are simply on the asphalt. Some have chain link fencing with a few
 18 wood slats (most of the slats and fencing have fallen into disrepair and are an
 19 eyesore). Because of the unsightly dump image of this area, it has been used as a
 20 dumping ground for old couches, appliances and other hard-to-dispose items. Staff
 21 has also encountered others who feel this is an appropriate location to perform work
 22 on cars.

23 To staff's knowledge, the City has not given formal property use permission to
 24 businesses that maintain their trash dumpsters in this area. No leases or
 25 encroachment permits exist and no payments to the City or maintenance
 26 agreements are in place. Liability coverage is not known. At this time, staff is not
 27 clear on which businesses maintain garbage dumpsters at this location.

28 Storm water regulations now require that garbage dumpsters have rain protection, in
29 essence, roofs. Any major changes to the garbage dumpsters should consider the
30 need for storm water protection and compliance.

31 There is very limited space in this location for garbage haulers to maneuver and
32 pickup the dumpsters. Parking in this public lot is also at a premium. Any loss of
33 parking stalls will have a direct impact on local businesses.

34 **DISCUSSION:** The use of public property for this private use without authority or
35 payment and the unsightly condition of the area are issues which are overdue for
36 attention. The condition raises some complicated issues understandably associated
37 with the long-term use including practical refuse needs of commercial businesses,
38 aesthetic concerns, environmental issues, compensation and liability issues,
39 appropriate use of public property, etc. These are not issues which can reasonably
40 be resolved in short order and will take some leadership and effort to satisfactorily
41 address.

42 As the Council knows, the Urban Design Plan suggests that the River frontage in the
43 Downtown area be improved to provide enhancement of the River and pedestrian
44 access along the publically owned banks. The Plan also suggests an enhancement
45 of the Fire Station parking lot to enhance its general aesthetic appearance
46 (landscaping, lighting, furniture, pedestrian facilities, etc.). This level of improvement
47 is not presently budgeted and is not anticipated to occur in the immediate future.
48 Still, with the newly renovated Fire Station being completed at the end of this year,
49 there is an opportunity to improve the physical appearance of this much visited
50 public area.

51 Staff suggests that the long-term planning for the improvement of the Fire Station
52 parking lot and the River frontage improvements include planning for the removal of
53 the private debris bins and for some limited (and attractively designed/screened)
54 public garbage collection facility. Again, it should be noted that this effort is not
55 anticipated to begin in the near future. In the meantime and in the immediate future,
56 staff recommends that Council request that the Chamber of Commerce assist to
57 lead and coordinate an effort to examine potential solutions for this existing garbage
58 dumpster problem. The group should include the Chamber, a representative of the
59 businesses having dumpsters in this location, and City staff. Given the budget
60 constraints, recommended solutions should not place any new demands on City
61 staff or require City funding. Additionally, consideration should be given to direct
62 that the existing dumpsters be promptly removed or encroachment permits obtained
63 for short-term authorization while the larger issue is examined and an interim
64 solution can be developed (issues to be addressed would include leases of the
65 public space, maintenance standards and responsibilities, environmental compliance
66 improvements, aesthetic improvements and maintenance, etc.).

67 **FISCAL IMPACT:** Staff time to participate in a working group coordinated by the
68 Chamber.

69 **ATTACHMENTS:**

70 1. Photos of Dumpsters in Fire Station Parking Lot

**Photos of Garbage Dumpsters at the Riverfront side of
the Fire Station Parking Lot**

