

REPORT TO CITY COUNCIL
SOLID WASTE COLLECTION AND RECYCLING
CITY OF WEST HOLLYWOOD
ANNUAL SERVICE CHARGE
FISCAL YEAR 2021/2022

June 7, 2021

INTRODUCTION

The Department of Public Works' solid waste and recycling program has three primary responsibilities: solid waste collection and recycling which is provided under an exclusive franchise agreement for the entire City, issuing permits to and regulating haulers who provide large containers described as "roll off" containers for construction and demolition waste generated at development sites, and educational programs that inform the public regarding the benefits of recycling and reducing the amount of waste produced.

The City levies an annual charge on the property tax bill for solid waste collection and recycling services on residential parcels within the City. The other responsibilities of the Department of Public Works are funded from other sources.

This report explains the solid waste collection and recycling charges proposed to be levied on residential and commercial parcels for Fiscal Year 2021/2022.

PRIOR AND CURRENT YEAR ANNUAL CHARGES

On November 3, 2014, the City entered into a new franchise Agreement with a private contract hauler, Athens Services, for citywide solid waste collection and recycling services. The City contracts with the hauler for household trash and curbside recycling services for single family residential parcels with one to four units, as well as recycling services for multi-unit residential parcels with five or more units. Commercial parcels and multi-unit residential parcels with five or more units contract directly with the contract hauler for trash collection services. Each customer is billed directly by the contract hauler based on the number of bins and frequency of collection services for the parcel. Under the franchise Agreement, the rates for all solid waste and recycling services are held at the July 1, 2014 levels, with only annual CPI increases for the next five years.

The City collects the Solid Waste and Recycling Service Charge on the annual property tax bill for all residential parcels (with 4 or less units). The Solid Waste and Recycling Service Charge is made up of two components. The first component is the direct charge paid to the contract hauler. The second component is the indirect charge that is an allocation of the Department of Public Works and other City Departments' efforts to manage the solid waste and recycling program. These indirect costs include staff, rent, utilities, and other costs. The City collects the Recycling Service Charge on the annual property tax bill for all residential parcels (with 5 or more units).

Cost of Living Adjustment

The rates approved by the City Council last year include annual escalators for inflation based on the twelve-month average change in the Consumer Price Index – All Urban Consumers (CPI-U). -US City Average, as published by the US Bureau of Labor Statistics, of the most recent completed calendar year (i.e., January to December), not to exceed seven percent (6%) per year. For 2020, the change in the CPI-U was 1.2340%.

The 2020/2021 actual and proposed 2021/2022 Solid Waste Collection and Recycling Service Charges are shown in the following table.

	<u>Residential Collection & Recycling 1 to 4 Units</u>	<u>Multi-Family Residential Recycling 5 or more Units</u>
Proposed Charge Per Unit (2021/2022)		
Annual Charge	\$ 251.03	\$38.32
Monthly Charge	\$20.92	\$3.19
Prior Year Charge Per Unit (2020/2021)		
Annual Charge	\$247.97	\$37.85
Monthly Charge	\$20.66	\$3.15
Difference in Charge Per Unit for 2021/2022 Compared to the Charge Per Unit for 2020/2021		
Difference in Annual Charge	\$3.06	\$0.47
Difference in Monthly Charge	\$0.26	\$0.04

A summary of charges by land uses including the high, low, and average assessments for the land use class are attached. The complete roll showing all parcels and charges is on file in the City Clerk's office and incorporated herein by this reference.

ANNUAL INCREASES

Because the costs of providing solid waste and recycling services may increase over time due to inflation, beginning July 1, 2021, and each July 1, through July 1, 2024, the Solid Waste and Recycling Service Charge rates established back in 2020/2021 shall be adjusted annually for inflation as described above.

PROPOSITION 218 CONSIDERATIONS

Proposition 218 which was approved by the voters of the State of California on November 6, 1996 contains requirements for the imposition of a fee or charge for property related services. Procedures for fees and charges are contained in Section 6 of Article XIII D.

Pursuant to Proposition 218, fee or charge must comply with the following five conditions:

- (1) Revenues shall not exceed the funds required to provide the service.
- (2) Revenues shall not be used for any other purpose.
- (3) The amount of the fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel
- (4) No fee or charge may be imposed unless the service is actually used by or immediately available to the property
- (5) No fee or charge shall be imposed for general governmental services, i.e., police, ambulance, library, where the service is available to the public at large in substantially the same manner as it is to the property owners

We conclude that the City of West Hollywood Solid Waste and Recycling Service Charge as described in this report is permitted under Prop 218 as it satisfies the five conditions as follows:

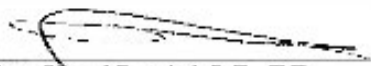
- 1) The Hauler's base rates are proposed to increase 1.2340% for commercial and residential customers.
- 2) Government Code Section 53756 allows the City to authorize automatic adjustments to property-related charges that are clearly defined by a formula for adjusting for inflation and are for a period not to exceed five years. The multi-year adjustments for inflation have already been approved by the City Council. The only change to the Hauler's rates for FY 2021-22 will be for inflation, which by its very nature covers the increased costs of living and doing business as a result of normal economic conditions and thus will not exceed the cost of providing service.

Attachment B

- 3) Revenues are held separate from other City funds and only used for the solid waste and recycling program.
- 4) Rates are based on the services attributed to each parcel. For residential parcels with 1 to 4 units, as well as for recycling services for multi-unit residential parcels, rates are based on the land use code and number of units for trash and recycling services.
- 5) Revenue collected from residential parcels on the property tax bill is based on the County Assessor's records. The City has a program in place for property owners to apply for reimbursement of any payments charged for vacant units.
- 6) Funds for solid waste collection and recycling are specific services provided to each parcel. The City uses other funds for general services to the public at large.

We conclude that the City of West Hollywood Solid Waste and Recycling Services Charge as described in this report satisfies the requirements outline above.

The undersigned submits this report and certifies that he is a Professional Engineer, registered in the State of California.



Hany Yanni Demitri, P.E., T.E.
City Engineer, City of West Hollywood

Date: April 20, 2021

R.C.E. No. 63388



March 2021

City of West Hollywood
Solid Waste Assessments

Examples of Assessments by Land Use

Fiscal Year: July 2020 - June 2021

Code	Land Use Description	High Asmt	Low Asmt	Avg. Asmt	No. of Parcels	Dwelling Units	Total Asmt
0100	Single Family Residential	\$251.03	\$38.32	\$250.62	1,028	1,031	\$257,633.42
0101	Single Family Residence w/Pool	\$251.03	\$251.03	\$251.03	51	51	\$12,802.53
0104	Single Family Residence w/Therapy Pool	\$251.03	\$251.03	\$251.03	7	7	\$1,757.21
010C	Single Family Residence -- Condominium	\$251.03	\$0.00	\$49.17	2,446	2,446	\$120,281.15
010E	Single Family Residence -- Condo Conversion	\$251.03	\$0.00	\$39.09	3,285	3,285	\$128,395.40
010F	Single Family Residence -- Cooperative	\$38.32	\$38.32	\$38.32	21	21	\$804.72
010V	Vacant Land -- Residential	\$0.00	\$0.00	\$0.00	27	17	\$0.00
0200	Double, Duplex or Two Units -- Residential	\$502.06	\$502.06	\$502.06	481	960	\$241,490.86
020V	Vacant Land -- Double, Duplex or Two Units -- Residential	\$0.00	\$0.00	\$0.00	3	4	\$0.00
0300	Three Units (Any Combination) -- Residential	\$753.09	\$753.09	\$753.09	180	539	\$135,556.20
030V	Vacant Land -- Three Units	\$0.00	\$0.00	\$0.00	2	0	\$0.00
0400	Four Units (Any Combination) -- Residential	\$1,004.12	\$191.60	\$999.50	176	705	\$175,912.60
040V	Vacant Land - Four Units	\$0.00	\$0.00	\$0.00	12	0	\$0.00
0500	Five or More Apartments	\$11,266.08	\$0.00	\$539.50	1,168	16,452	\$630,134.08
050V	Vacant Land -- 5 Units or More	\$0.00	\$0.00	\$0.00	6	57	\$0.00
0800	Rooming Houses	\$0.00	\$0.00	\$0.00	1	14	\$0.00
1000	Commercial Open	\$0.00	\$0.00	\$0.00	3	0	\$0.00
100V	Vacant Land -- Commercial	\$0.00	\$0.00	\$0.00	15	0	\$0.00
1010	Miscellaneous Commercial	\$0.00	\$0.00	\$0.00	2	0	\$0.00
1100	Stores Commercial	\$0.00	\$0.00	\$0.00	219	0	\$0.00
1200	Store & Office Combination	\$0.00	\$0.00	\$0.00	74	0	\$0.00
1210	Store & Residential Combo -- Commercial	\$0.00	\$0.00	\$0.00	98	336	\$0.00
1330	Department Store: Home Furnishings (Barker Bros., Etc.)	\$0.00	\$0.00	\$0.00	1	0	\$0.00
1400	Supermarket (12000+ SF)	\$0.00	\$0.00	\$0.00	8	0	\$0.00
1500	Shopping Centers (Neighborhood, Community)	\$0.00	\$0.00	\$0.00	16	0	\$0.00
1600	Shopping Centers (Regional)	\$0.00	\$0.00	\$0.00	1	0	\$0.00
1700	Office Building	\$0.00	\$0.00	\$0.00	108	0	\$0.00
1800	Hotels (Under 50 Rooms)	\$0.00	\$0.00	\$0.00	7	1	\$0.00
1810	Hotels (50+ Rooms)	\$0.00	\$0.00	\$0.00	18	2,107	\$0.00
1820	Motels (Under 50 Units)	\$0.00	\$0.00	\$0.00	4	62	\$0.00
1850	Motels/Hotels and Apartment Combinations (50+ Units)	\$0.00	\$0.00	\$0.00	3	245	\$0.00
1900	Professional Buildings	\$0.00	\$0.00	\$0.00	7	0	\$0.00

March 2021

City of West Hollywood
Solid Waste Assessments

Examples of Assessments by Land Use

Fiscal Year: July 2020 - June 2021

Code	Land Use Description	High Asmt	Low Asmt	Avg. Asmt	No. of Parcels	Dwelling Units	Total Asmt
1910	Professional Building Medical/Dental	\$0.00	\$0.00	\$0.00	5	0	\$0.00
1920	Veterinary Hospitals, Clinics	\$0.00	\$0.00	\$0.00	3	0	\$0.00
2100	Restaurants, Cocktail Lounges & Taverns	\$0.00	\$0.00	\$0.00	71	0	\$0.00
2200	Wholesale & Manufacturing Outlets	\$0.00	\$0.00	\$0.00	2	0	\$0.00
2300	Banks, Savings & Loans	\$0.00	\$0.00	\$0.00	9	0	\$0.00
2400	Service Shops, Radio/TV Repair, Paint Shops, Laundries, etc.	\$0.00	\$0.00	\$0.00	6	0	\$0.00
2500	Service Stations (Full Service)	\$0.00	\$0.00	\$0.00	6	0	\$0.00
2600	Auto Service Shop (Body & Fender Commercial Garage)	\$0.00	\$0.00	\$0.00	26	0	\$0.00
2700	Commercial Parking Lots (Patron or Employees)	\$0.00	\$0.00	\$0.00	120	1	\$0.00
2900	Nurseries or Greenhouses	\$0.00	\$0.00	\$0.00	1	0	\$0.00
3020	Industrial -- Artist in Residence	\$0.00	\$0.00	\$0.00	1	1	\$0.00
3100	Light Mfg., Small Equip Mfg., Small Machine Shops, Printing	\$0.00	\$0.00	\$0.00	27	0	\$0.00
3200	Heavy Manufacturing	\$0.00	\$0.00	\$0.00	2	0	\$0.00
3300	Warehousing Distribution (<10,000 SF)	\$0.00	\$0.00	\$0.00	5	0	\$0.00
3600	Lumber Yards	\$0.00	\$0.00	\$0.00	1	0	\$0.00
3700	Mineral Processing	\$0.00	\$0.00	\$0.00	1	0	\$0.00
3800	Parking Lots (Industrial Use Properties)	\$0.00	\$0.00	\$0.00	1	0	\$0.00
6100	Theaters -- Movie -- Indoor	\$0.00	\$0.00	\$0.00	1	0	\$0.00
6400	Clubs, Lodge Halls, Fraternal Organizations	\$0.00	\$0.00	\$0.00	2	0	\$0.00
6530	Gymnasiums, Health Spas	\$0.00	\$0.00	\$0.00	3	0	\$0.00
7100	Churches	\$0.00	\$0.00	\$0.00	11	0	\$0.00
7200	Schools -- Private	\$0.00	\$0.00	\$0.00	12	0	\$0.00
7400	Hospitals	\$0.00	\$0.00	\$0.00	1	0	\$0.00
7500	Home for the Aged	\$0.00	\$0.00	\$0.00	6	82	\$0.00
8100	Utility, Commercial & Mutual, Pumping Plants, State Assessed	\$0.00	\$0.00	\$0.00	3	0	\$0.00
810V	Vacant Land -- Utility	\$0.00	\$0.00	\$0.00	2	0	\$0.00
8800	Government Use	\$0.00	\$0.00	\$0.00	32	8	\$0.00
880V	Vacant Land -- Government	\$0.00	\$0.00	\$0.00	8	0	\$0.00
					9,846	28,432	\$1,704,768.17