



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2671
www.CityofSacramento.org.

Staff Report
November 29, 2005

Honorable Mayor and
Members of the City Council

Subject: Update on North Area Transfer Station

Location/Council District: Citywide.

Recommendation:

Staff recommends the Mayor and City Council take the following action:

1. Receive and file the report.
2. Direct staff to schedule and conduct public meetings on the siting of a North Area Transfer Station.
3. Approve the attached Resolution approving the criteria for siting a North Area Transfer Station.

Contact: Gary Reents, Director of Department of Utilities, 808-1433
Harold Duffey, Integrated Waste General Manager, 808-4932

Presenters: Gary Reents, Director of Department of Utilities
Harold Duffey, Integrated Waste General Manager

Department: Utilities

Division: Solid Waste

Organization No: 3361

Summary: On August 2, 2005, the City Council approved Resolution # 2005-653 (Attachment 1) approving Amendment # 1 to Agreement 98-131 between the City of Sacramento and BLT Enterprises of Sacramento, extending the agreement to receive and process waste at the Sacramento Recycling and Transfer Station generated by the City for an additional five years, making the total term of the agreement 20-years. This was done in exchange for BLT Enterprises of Sacramento agreeing to work with the City to site and construct a City of Sacramento North Area Transfer Station.

Since approval of Amendment #1 the Department of Utilities, Solid Waste Division staff have met with BLT Enterprises of Sacramento to discuss the process to site a new City of Sacramento North Area Transfer Station.

The purpose of this report is to update the City Council on progress made to date in discussions with BLT Enterprises of Sacramento toward siting a City of Sacramento North Area Transfer Station. This report presents the following information:

- A) Background and history of the City's commitment to siting a City of Sacramento North Area Transfer Station.
- B) Proposed criteria to be used in siting a City of Sacramento North Area Transfer Station.
- C) Proposed public process to site a City of Sacramento North Area Transfer Station.
- D) Proposed schedule for siting a City of Sacramento North Area Transfer Station.

Committee/Commission Action: None.

Background Information:

A. Background and History of the City's Commitment to Siting a North Area Transfer Station

The siting and construction of the Sacramento Recycling and Transfer Station was started in July 1996. This is the same time period when the City Council authorized the Capital Improvement Program Fund to plan and locate a North Area Corporation Yard (NACY). At this time the City Council authorized staff to release a Request for Proposals for the siting of a transfer station to receive and process City waste. At the direction of the City Council staff prepared a list of companies to send the Request for Proposals to. In the response to the Request for Proposals applicants provided potential sites for the transfer station. The proposals were ranked using a defined set of criteria listed in the Request for Proposals. The criteria included:

- Protection and liability/performance of Contractor.
- Distance from Centroid.
- Qualifications.
- Project Schedule.
- Location within RMDZ and/or Enterprise Zone.
- Certified Enterprise Business Zone.
- Use of Alternative Work Force.
- Finances.
- Tipping Fee.
- Adequacy of Facilities.

A total of three proposals were received in response to the Request for Proposals. They were reviewed and presented to the City Council.

At the Council meetings of April 10 and May 13, 1997, City Council directed staff to conduct an outreach program to solicit community input on potential sites for the

proposed transfer station. A total of six sites were identified by the three proposals received. The meetings included the neighborhood associations near the proposed sites and Power Inn Transportation Management Association. The main concerns raised were odor, noise and traffic.

In August 1997, the City Council approved Resolution 97-456 (Attachment 2) establishing a list of five sites to be considered for a transfer station. This was done after the community workshops to allow public input prior to the City Council taking action.

On December 2, 1997, the Solid Waste Division prepared a report reviewing the BLT Enterprises proposal to build a transfer station in the City of Sacramento. BLT Enterprises proposal contained more than one site for a potential transfer station.

On December 9, 1997, the City Council approved a resolution (Attachment 3) selecting BLT Enterprises as the sole potential vendor for the construction of a new transfer station and authorized staff to negotiate an agreement with BLT Enterprises of Sacramento.

From December 1997 to September 1998 the preferred site was reviewed by Planning and under went extensive CEQA review.

During the same time period described above the North Area Corporation Yard (NACY) was proposed for dispatching city utility services, including solid waste services. At this time there was discussion of a City of Sacramento North Area Transfer Station to better serve the projected population growth in the north area of the city.

When siting and approving the Sacramento Recycling and Transfer Station located at 8491 Fruitridge Road there was discussion of a City of Sacramento North Area Transfer Station at the Council meetings. This was in anticipation of the growth in the Natomas Area and the need to have a second transfer station in the north area of the city to provide for operation efficiencies. Amendment # 1, approved on August 2, 2005 to Agreement 98-131 allows the City Solid Waste Division to dispose of up to 25,000 tons per year at the County's North Area Recovery Station located off Roseville Road. This provides a cost savings of over \$200,000 per year through operational efficiencies seen through fuel savings, less travel time to the transfer station and vehicle maintenance. The construction and operation of a City of Sacramento North Area Transfer Station will provide for greater operation efficiencies, as envisioned in 1997 when approving the Sacramento Recycling and Transfer Station and starting the review for a North Area Corporation Yard.

B. Proposed Criteria to be Used in Siting a North Area Transfer Station

The siting of a City of Sacramento North Area Transfer Station is a sensitive process. For this reason the Department of Utilities, Solid Waste Division has developed a list of criteria, Exhibit A, to be used when reviewing potential sites. No one criterion will be used to eliminate any site. The criteria will be used collectively to determine which sites identified to date meet the design and service needs of a new City of Sacramento North

Area Transfer Station. The proposed criteria were developed after reviewing the criteria used when reviewing proposals to site the Sacramento Recycling and Transfer Station (See Section A, above), the Initial Study prepared as part of the CEQA process for the Sacramento Recycling and Transfer Station approval process, the responses to the EIR prepared for the Sacramento Recycling and Transfer Station and reviewing the California Integrated Waste Management Board's regulations addressing the permitting and operation of a transfer station.

As with the previous siting process, staff developed the criteria described in Exhibit A in order that all sites be reviewed using the same process. The proposed criteria listed in Exhibit A include:

- Traffic
- Land Use
- Egress and Ingress
- Proximity to Freeway.
- Distance from the centroid, the North Area Corporation Yard.
- Natural environmental constraints

Staff requests the City Council to review the criteria and provide direction concerning additions and deletions of the recommended criteria listed in Exhibit A. If the City Council so chooses, staff requests the attached resolution be approved, approving the criteria, or for the City Council to direct staff to return within 30-days with the criteria for further consideration by the City Council.

The criteria set forth in Exhibit A provide a framework for creating a list of viable and feasible sites for initial consideration by City staff. The criteria are intended to address general factors that may bear upon the feasibility of a north area transfer station at any given site. At this stage, no criterion is intended to eliminate any site from consideration. Rather, the criteria provide a basis to perform an initial qualitative study of potential sites for further consideration and public and environmental review.

C. Proposed Public Process to Site a North Area Transfer Station

At the direction by the City Council to proceed with siting a City of Sacramento North Area Transfer Station, the Department of Utilities, Solid Waste Division will schedule workshops in Council Districts 1 and 2 to present and discuss the criteria described by Attachment 4, and to review the sites identified to date. At the workshops potential sites identified by the Solid Waste Division will be presented, and other sites will be solicited. The sites reviewed at the workshops will be those presented to the City Council prior to the workshops and recommended to be reviewed in the Environmental Impact Report. No site will be listed as the preferred site until the Draft EIR is completed. These workshops are anticipated to occur the first part of 2006.

D. Proposed Schedule for Siting a North Area Transfer Station

Attachment 5 outlines the proposed schedule to site, permit and construct a City of Sacramento North Area Transfer Station. It is the goal of the Solid Waste Division to have a new City of Sacramento North Area Transfer Station operational within 18-24 months of approval of Amendment #2, still being discussed, to the current agreement.

E. Request for Qualifications

The Department of Utilities has prepared and released a Request for Qualifications from qualified environmental firms provided by the Department of Development Services, Environmental Division to work with the City in public outreach, completing the review of potential sites for a City of Sacramento North Area Transfer Station and complete the Environmental Impact Report for the sites selected by the City Council. The Request for Qualifications has a deadline of December 9, 2005 for interested firms to reply. Staff will return at the beginning of 2006 with a recommendation and agreement for the City Council to approve authorizing the environmental consultant agreement. At this same time staff will return with a Memorandum of Understanding outlining the process of how an agreement with BLT Enterprises to construct and operate a City of Sacramento North Area Transfer Station will be accomplished. The actual agreement is expected to be completed and presented to the City Council for approval in the summer of 2006.

Financial Considerations:

The siting, construction and operation of a City of Sacramento North Area Transfer Station will result in cost savings through operational efficiencies in the delivery of solid waste services to customers in North Sacramento. The operational efficiencies will be seen through savings in fuel cost, less travel time from the route to transfer station and vehicle maintenance. Other benefits include improved air quality through lower emissions due to fewer miles traveled and fewer City of Sacramento solid waste vehicles traveling cross-town to District 6 to tip their loads at the Sacramento Recycling and Transfer Station.

Environmental Considerations:

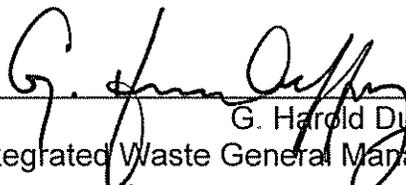
The actions taken under the proposed resolution are intended to provide staff direction regarding the process by which staff may study potential sites for a new north area transfer station and engage in a public process in reviewing such potential sites. The present actions do not commit the City to site, approve or cause the construction and operation of new transfer station. Rather the present actions provide staff with the direction to conduct necessary feasibility and other studies in order to allow the commencement of the environmental review process and to bring the matter back to the City Council for further consideration. None of the proposed actions will have an impact on the environment, nor bind the City to actions that require environmental review. Accordingly, the actions proposed do not constitute a project requiring environmental review pursuant to Public Resources Code section 21065 and CEQA Guideline section

15378 and are otherwise exempt from the CEQA review process pursuant to CEQA Guidelines section 15262.

Policy Considerations:

Approval of the attached resolution supports the City policy of achieving sustainable and livable communities.

Emerging Small Business Development (ESBD): Not Applicable.

Respectfully Submitted by: 
G. Harold Duffey
Integrated Waste General Manager

Approved by: 
Gary A. Reents
Director of Utilities

Recommendation Approved:


ROBERT P. THOMAS
City Manager

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RESOLUTION NO. 2005-653

Adopted by the Sacramento City Council

August 2, 2005

APPROVING AMENDMENT #1 TO AGREEMENT CA98-462, EXTENDING THE AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND BLT ENTERPRISES OF SACRAMENTO, INC. AN ADDITIONAL FIVE YEARS

BACKGROUND

- A. On September 1, 1998 the City of Sacramento, City Council approved Agreement #CA98-462 between the City and BLT Enterprises of Sacramento, Inc. to operate the Sacramento Recycling and Transfer Station
- B. The current term of Agreement #CA98-462 is fifteen years.
- C. Article 3, Term of Agreement, Paragraph 3.01 Term gives the City the right to extend the term of the agreement for an additional five-years, for a total of 20-years.
- D. BLT Enterprises of Sacramento, Inc, agrees in return for the extension of the agreement for an additional five years, they will site, construct and have operational a North Area Transfer Station within three-years from the date of approval of the five year extension of Agreement #CA98-462.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CIYT COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Council authorizes the City Manager to execute Amendment #1 to the Agreement #CA98-462, extending the agreement for an additional five years, for a total of 20-years (Exhibit A).
- Section 2. The City Council directs staff to return within 120 days with amendments to Agreement #CA98-462 addressing.
 - 1. A work plan for siting, construction and operation of a North Area Transfer Station.
 - 2. Services to be provided by BLT Enterprises of Sacramento, Inc. in exchange for the benefits gained by the five-year extension of the agreement.

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Exhibit A: Amendment Number One to the Agreement between the City of Sacramento and BLT Enterprises of Sacramento, Inc.

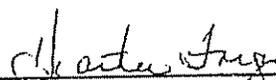
Adopted by the City of Sacramento City Council on August 2, 2005 by the following vote:

Ayes: Councilmembers Cohn, Fong, Hammond, McCarty, Pannell, Sheedy, Tretheway, Waters and Mayor Fargo.

Noes: None

Abstain: None

Absent: None



Mayor Heather Fargo



Shirley Concolino, City Clerk

AMENDMENT NUMBER ONE TO THE AGREEMENT BETWEEN THE CITY OF SACRAMENTO AND BLT ENTERPRISES OF SACRAMENTO, INC., FOR MUNICIPAL SOLID WASTE TRANSFER, TRANSPORT, DISPOSAL, PROCESSING AND RECOVERED MATERIALS DIVERSION

WHEREAS, the City of Sacramento ("City") and BLT Enterprises of Sacramento, Inc., ("Contractor") have entered into the Agreement described in the title hereof (the "Service Agreement") which is City Agreement # 98-131; and,

WHEREAS, pursuant to the Service Agreement, the Contractor designed and constructed a materials recovery and transfer facility as defined therein (the "Facility") and has been operating the Facility since May, 1999; and,

WHEREAS, the Service Agreement provides that the City shall deliver Residential Waste, Commercial Waste and other Permitted Waste (as those terms are defined in the Service Agreement) which is municipally collected by (i) City employees; or, (ii) where City has elected to have all or some portion of such waste collected by one or more private parties, City contractors (collectively, all such Waste is defined as "City Waste") and all such City Waste continues to be delivered to the Facility; and,

WHEREAS, due to the growth of the City, especially in the northern area of the City (the "North Area"), the City could achieve savings in miles driven, fuel consumption and air emissions from solid waste division vehicles if it could use a solid waste transfer facility in the North Area for a portion of the City Waste; and,

WHEREAS, the City and the Contractor have agreed that the Contractor will design, and build (and after completion, operate) such a transfer facility which shall be known as the BLT North Sacramento Recycling & Transfer Station (the "BLT North Facility") to which a portion of the City Waste now delivered to the Facility would thereafter be delivered; and,

WHEREAS, the BLT North Facility is intended to be completed within eighteen to twenty four months from the date of this amendment; and,

WHEREAS, the City wishes to achieve the cost savings and pollution control benefits described above as soon as possible until the BLT North Facility is operational; and,

WHEREAS, the City has acquired the North Area Corporation Yard ("NACY") and now dispatches part of its solid waste collection fleet from the NACY and, until the BLT North Facility is ready to accept solid waste, proposes to divert a portion of the City Waste thereby collected that would otherwise go to the Facility as described above to Sacramento County's (the "County") North Area Recovery Station ("NARS"); and,

WHEREAS, Contractor is willing to accommodate the City in exchange for the City's agreement to negotiate in good faith a further amendment to the Service Agreement or a

new agreement providing for the use by the City of the BLT North Facility upon completion and to extend the term of the Service Agreement and for other good and valuable consideration described herein;

NOW, THEREFORE, in consideration of the mutual promises, covenants, guaranties and conditions contained herein, and for other good and valuable consideration, the City and Contractor do hereby amend the Service Agreement as follows:

1.01 AMENDMENT, DEFINED TERMS

a. Defined terms indicated by initial capital letters used herein shall have the meaning ascribed thereto in the Service Agreement unless otherwise defined herein.

b. *The following terms are added to Exhibit 1.01 of the Service Agreement as Definitions:*

BLT North Facility shall mean a municipal solid waste transfer station and materials recovery facility located at a site chosen by Contractor and acceptable to City to be owned, permitted, constructed and operated by Contractor which will be capable of accepting and, as applicable, processing, transporting and/or disposing of City Waste, Recyclable Materials and Green Waste.

Green Waste shall mean a type of Permitted Waste that is comprised primarily of leaves, cut grass, tree trimmings or other organic debris such as food scraps that are segregated prior to delivery to the Facility and are suitable for composting.

NARS Facility shall mean Sacramento County's (the "County") North Area Recovery Station ("NARS").

1.02. TERM OF AGREEMENT

The City hereby exercises its option to extend the Term of the Agreement for five (5) years pursuant to Section 3.01 of the Agreement.

1.03 DEVELOPMENT OF BLT NORTH FACILITY

A new section 4.07 is added to the Agreement as follows:

4.07. Development of the BLT North Facility.

a. **Contractor's Obligations.** Contractor will site, permit and construct the BLT North Facility and make it available to accept City Waste from the North Area as soon as possible using Reasonable Business Efforts but in no event later than two years from the execution of an amendment to this Agreement or a separate agreement which shall be incorporated into this Agreement by reference (the "BLT North Agreement") which amendment or agreement shall describe specific terms and

conditions for the construction, operation and use of the BLT North Facility and the compensation to BLT therefor unless such development shall be delayed due to delays in permitting including, without limitation, compliance with the California Environmental Quality Act in which case the Contractor shall make the BLT North Facility available to accept City Waste, Recyclable Materials and Green Waste as soon as is possible using Reasonable Business Efforts. In addition, the Contractor shall negotiate in good faith with City the BLT North Agreement. Such negotiations are to begin by July 15, 2005 and Contractor agrees to use its best efforts to conclude the negotiations and agree with City on the language of the BLT North Agreement by November 15, 2005.

b. City's Obligations. City shall cooperate with Contractor in the development and permitting of the BLT North Facility. Upon notification of the BLT North Facility's readiness to accept City Waste, City shall cease deliveries of City Waste to the NARS Facility and instead deliver such City Waste to the BLT North Facility as described in Section 6.01(g) hereof. In addition, City shall negotiate in good faith with Contractor the BLT North Agreement as described in Subsection 'a' above. Such negotiations are to begin by July 15, 2005 and City agrees to use its best efforts to conclude the negotiations and agree with Contractor on the language of the BLT North Agreement by November 15, 2005.

c. Failure to Agree on BLT North Agreement. In the event that the parties have not agreed on the BLT North Agreement by November 15, 2005, then upon request of BLT, the Department agrees to re-direct all City Waste which was being delivered to the NARS Facility back to the Facility as soon as possible (but no longer than thirty days) until such time as the parties have executed the BLT North Agreement. If BLT shall give such notice, then as of the date when all City Waste which had been diverted from the Facility pursuant to Section 6.01(f) is again redirected to the Facility, City may cease the deliveries required of the City pursuant to Section 6.01(i) until such time as the BLT North Agreement is executed.

d. Use of BLT North Facility. The BLT North Facility shall be designed and is expected by the parties to be used to accept, transfer, transport and dispose of City Waste including, without limitation, commercial and Neighborhood Cleanup Waste and to accept, transfer, process and transport to purchasers and/or users thereof Recyclable Materials and Green Waste. Specific terms relating to those activities will be set out in the BLT North Agreement.

1.04 DELIVERY AND ACCEPTANCE OF PERMITTED WASTE.

New Sections 6.01 (f) through (h) are added to the Agreement as follows:

(f) City may divert up to 25,000 tons per year of City Waste that would otherwise be delivered to the Facility pursuant hereto to the County's NARS facility for a period of no longer than two years commencing July 15, 2005 unless such period shall be extended by BLT at its option due solely to delay in development of the

BLT North Facility caused by permitting delays including compliance with the California Environmental Quality Act ("CEQA") in which case the City may continue to divert City Waste to the NARS Facility for an additional period of no more than one year. In the event that the BLT North Facility is never developed or is delayed beyond the period described herein, then no later than July 15, 2008, the City shall cease delivery of City Waste which was being delivered to the NARS Facility and shall again direct it to the Facility unless both parties have agreed otherwise in writing.

(g) Notwithstanding the provisions of Subsection (f) above, the City shall cease deliveries of City Waste to the NARS Facility within thirty days of receipt of notification from BLT that the BLT North Facility is ready to receive such City Waste and shall instead deliver all such City Waste previously delivered to the NARS Facility to the BLT North Facility. In the event that either a further amendment to this Agreement or a new agreement relating to the development of the BLT North Facility is not agreed to by the Parties hereto by December 1, 2005, then either party may terminate the right of the City described in subsection (f) above and thereafter the City shall cease deliveries of City Waste to the NARS Facility which was being delivered to the NARS Facility and thereafter shall revert to delivering all such City Waste to the Facility.

(h) In the event that the City delivers more than 25,000 tons per year of City Waste to the NARS facility, it shall compensate BLT for each delivered ton in excess of 25,000 tons per year in accordance with Section 18.11 hereof.

1.05. GREEN WASTE DELIVERIES

New Section 6.01 (i) is added to the Agreement as follows:

(i) Commencing as of July 15, 2005 and continuing as long as the City is delivering City Waste to the NARS Facility pursuant to this Section 6.01, City shall deliver or cause the delivery of at least 5,000 tons per year of Green Waste to BLT. BLT shall be compensated for acceptance of such Green Waste as provided in Section 18.12 hereof.

1.06. RECORD KEEPING, REPORTS

A New Section 14.01 c is added to the Service Agreement as follows:

c. City Records and Reporting. As long as the City is delivering City Waste to the NARS Facility pursuant to Sections 6.01(f) and (h), the City shall keep accurate records and shall also cause the County to keep accurate records of all City Waste including, without limitation, Green Waste and Recyclable Materials delivered to the NARS facility sufficient to allow the Contractor to determine and confirm the amounts of City Waste including, without limitation, Green Waste and Recyclable Materials that were delivered to, and accepted by the County at

the NARS Facility. City shall prepare such records on a quarterly basis and shall transmit those records to the Contractor no later than the 20th day after the end of each calendar quarter during any such quarter in which the City has delivered any materials described above to the NARS Facility.

1.07. COMPENSATION

New Sections 18.11 and 18.12 are added to the Service Agreement as follows:

18.11 Compensation to Contractor for Excess Diverted Tonnage. If the City delivers, pursuant to Sections 6.01(f) through (g) hereof, more than 25,000 tons per year of City Waste to the NARS Facility then within sixty days of the end of each year in which such deliveries are made to the NARS Facility the City shall pay to Contractor an amount equal to the number of tons of City Waste so delivered which exceed 25,000 tons per year multiplied by \$15.00 per ton, plus any escalations then in effect for the period.

18.12. Compensation to Contractor for Acceptance of Green Waste. City shall pay to Contractor an amount equal to \$27.75 per ton of Green Waste delivered by the City pursuant to Section 6.01(i) which amount shall be escalated in the same manner and at the same times as the Service Fee is escalated pursuant to Article 18 hereof.

BLT ENTERPRISES OF SACRAMENTO, INC.

By:  Date: 11/9/05

CITY OF SACRAMENTO

By:  Date: 11/17/05

APPROVED TO AS FORM:



City Attorney

REVISED: 8/6/97

RESOLUTION NO. 97-456

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF AUG 07 1997

**ESTABLISHING THE LIST OF SITES TO BE CONSIDERED
IN THE BEST AND FINAL OFFER PROCESS FOR THE
SOLID WASTE TRANSFER AND DISPOSAL PROJECT
AND AUTHORIZING A PRELIMINARY ENVIRONMENTAL
ASSESSMENT OF THE RECOMMENDED SITES**

WHEREAS, the City of Sacramento seeks to establish a service contract for the long-term transfer, processing, hauling and disposal of the City's waste; and,

WHEREAS, the sites recommended for the transfer and processing facility were all subjected to a process for obtaining significant community input; and,

WHEREAS, all five sites are located within the Recycling Market Development Zone and Enterprise Zone, promoting economic development of appropriate cluster industries; and,

WHEREAS, causing a transfer station and processing facility to be sited within the RMDZ and Enterprise zone will increase recycling and improve markets for recycled materials; and,

WHEREAS, the recommended sites for facility development are consistent with the City Council priority for economic development; and

WHEREAS, before the City Council makes a final decision on a preferred company and site, it is important to understand the potential environmental impacts of this project;

FOR CITY CLERK USE ONLY

RESOLUTION NO : 97-456
DATE ADOPTED: AUG 07 1997

THEREFORE BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The five sites known as BFI 2, BLT 1, BLT 2, BLT 3, and Cal Waste (as shown on the attached map) are hereby identified for consideration in the best and final offer process for the City's solid waste transfer and disposal project.
2. A final determination of acceptability for each of the sites is dependent upon the results of an independent environmental analysis, the results of which are to be reported to the City Council prior to a decision on a preferred site.
3. Staff is authorized to proceed with a preliminary, independent environmental assessment of the five recommended sites.

JOE SERNA, JR.

MAYOR

ATTEST:

VALERIE BURROWES

CITY CLERK

FOR CITY CLERK USE ONLY

RESOLUTION NO : 97-456

DATE ADOPTED: AUG 07 1997 15

RESOLUTION

SELECTING BLT ENTERPRISES AS THE SOLE POTENTIAL VENDOR FOR THE CITY OF SACRAMENTO'S SOLID WASTE TRANSFER, TRANSPORT, DISPOSAL, PROCESSING AND RECOVERED MATERIALS DIVERSION SERVICE AGREEMENT; AUTHORIZING STAFF TO CONTINUE NEGOTIATIONS WITH BLT ENTERPRISES TO FINALIZE THE TERMS OF THE AGREEMENT; AND AUTHORIZING STAFF TO PREPARE THE NECESSARY DOCUMENTATION, INCLUDING ENVIRONMENTAL REVIEW, TO ALLOW THE CITY COUNCIL TO CONSIDER THE FINAL AWARD OF THE AGREEMENT TO BLT ENTERPRISES

1

WHEREAS, the City of Sacramento is direct-hauling city-collected municipal solid waste to the Sacramento County Kiefer Landfill subsequent to the closure of the City Landfill; and,

WHEREAS, the direct haul of waste is inefficient and costly; and

WHEREAS, the Kiefer Landfill has limited permitted capacity based on current daily tonnage; and

WHEREAS, causing a transfer station to be built closer to the City's transportation centroid will result in a dramatic reduction in trip miles and an increase in collection efficiency; and

WHEREAS, the City Council short-listed three firms as potential vendors for a solid waste processing, transfer and disposal service agreement and suspended competitive bidding in this process in order to consider important factors such as environmental soundness and potential long-term liability to the City; and

WHEREAS, the City Council approved the distribution of a Request For Proposals to solicit "best and final offers" from the three short-listed firms to provide solid waste transfer, transport, disposal, processing and recovered materials diversion services; and

WHEREAS, the City received one best and final offer from BLT Enterprises consistent with the RFP issued; and

WHEREAS, BLT Enterprises proposes to locate a transfer station at the corner of Florin-Perkins and Fruitridge roads (referred to hereinafter as BLT 4); and

WHEREAS, the City Council is interested in considering further the location of the transfer station at the BLT 4 site, and in this regard, the Council is interested in having staff include the BLT 4 site as an alternative analyzed in the environmental impact report (EIR) to be prepared and presented to the Council for its use in conjunction with its future decision on the final award of the vendor agreement, and the location of the transfer station; and

WHEREAS, the City Council recognizes that no action may be taken to award the vendor agreement to BLT Enterprises or any other individual or entity, or to select the site of the transfer station, until environmental review as required by the California Environmental Quality Act (CEQA) has been completed;

NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT

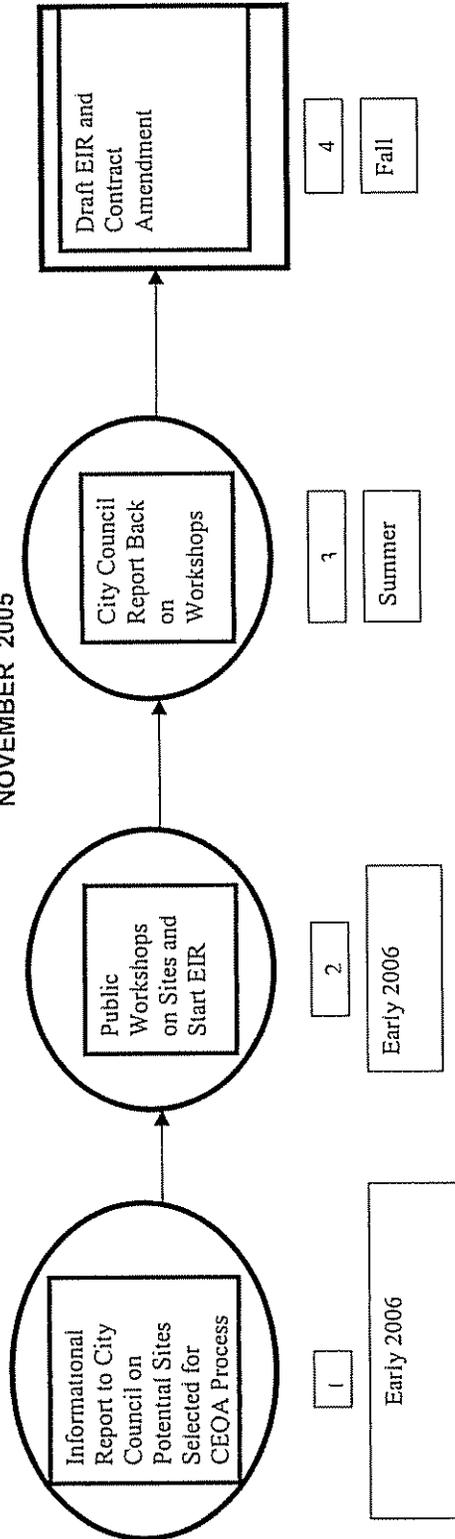
1. BLT Enterprises is selected as the sole potential vendor for the City of Sacramento's Solid Waste Transfer, Transport, Disposal, Processing and Recovered Materials Diversion Service Agreement with whom the City shall negotiate further; and
2. Staff is directed to proceed with further negotiations with BLT Enterprises to finalize terms of an agreement to be brought to the Council for ultimate approval. No action may be taken by the Council prior to completion of the necessary CEQA review.
3. City staff is directed to prepare the necessary documentation, including appropriate environmental review, to allow the City Council to consider the ultimate award of the solid waste processing, transfer and disposal agreement to BLT Enterprises with BLT 4 as the site of the transfer station. It is agreed and understood that as part of the environmental review process, an appropriate range of alternatives must and will be considered, as required by CEQA Guidelines Section 15126 (d). By this resolution, the City Council is not committing the City to sign an agreement with BLT Enterprises nor to the location of the transfer station at site BLT 4, but rather is only committing the City to undertake the necessary environmental review to allow the City to consider such action at a future date

MAYOR

ATTEST

CITY CLERK

CITY OF SACRAMENTO NORTH AREA TRANSFER STATION
PUBLIC OUTREACH PROCESS
PREPARED BY SOLID WASTE DIVISION
NOVEMBER 2005



CITY OF SACRAMENTO NORTH AREA TRANSFER STATION
CITY SCHEDULE

	Task Name	Duration	Start	Finish	Predecessors
	City Council Meeting	0 days	Tue 11/29/05	Tue 11/29/05	
	Schedule Public Siting Workshops	13 days	Thu 12/1/05	Mon 12/19/05	
	Identify Locations	13 days	Thu 12/1/05	Mon 12/19/05	
	Identify Dates	13 days	Thu 12/1/05	Mon 12/19/05	
	Return to City Council	1 day?	Tue 1/10/06	Tue 1/10/06	
	Review Potential Sites	1 day?	Tue 1/10/06	Tue 1/10/06	
	Review Schedule	1 day	Tue 1/10/06	Tue 1/10/06	
	Review MOU	1 day?	Tue 1/10/06	Tue 1/10/06	
	Aprrove EIR Consultant Agreement	1 day?	Tue 1/10/06	Tue 1/10/06	
	Public Workshops	30 days?	Mon 1/16/06	Fri 2/24/06	
	Start EIR Process	180 days	Tue 1/24/06	Mon 10/2/06	
	Draft EIR Reviewed By City Council	1 day?	Tue 11/7/06	Tue 11/7/06	
	Draft EIR Circulated for Comments	45 days	Mon 11/13/06	Fri 1/12/07	
	Response to Comments	21 days	Mon 1/15/07	Mon 2/12/07	13
	Final EIR Prepared and Circulated	30 days	Mon 2/19/07	Fri 3/30/07	
	City Council Approves EIR	11 days?	Tue 6/5/07	Tue 6/19/07	
	Local Enforcement Agency Permit	45 days	Mon 8/27/07	Fri 10/26/07	

RESOLUTION NO.

Adopted by the Sacramento City Council

APPROVING THE PUBLIC OUTREACH PROCESS, SITING CRITERIA AND DIRECTING STAFF TO BRING BACK TO CITY COUNCIL FOR REVIEW AND DISCUSSION THE POTENTIAL SITES FOR A NORTH AREA TRANSFER STATION

BACKGROUND

- A) The City of Sacramento approved Amendment # 1 to the BLT Enterprises of Sacramento Agreement 98-131 on August 2, 2005.
- B) Amendment # 1 cited in A, above authorizes the City of Sacramento, Department of Utilities, Solid Waste Division to negotiate with BLT Enterprises of Sacramento to site and construct a North Area Transfer Station.
- C) A North Area Transfer Station will be beneficial to the City by providing for more efficient solid waste operations in serving the residents in the North area of the City.
- D) To assist in the review of potential sites for a North Area Transfer Station the City Council agrees a defined set of criteria will be of benefit when discussing sites.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The City Council approves the criteria described in Exhibit A to be used in reviewing the potential sites for a North Area Transfer Station; and
- Section 2. The City Council authorizes the Department of Utilities, Solid Waste Division to proceed with conducting siting workshops as described in the November 29, 2005 staff report; and
- Section 3. The City Council directs staff to bring back in January 2006 and prior to conducting public siting workshops for a North Area Transfer Station, the list of sites identified at that time and to be presented at the public workshops.

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Exhibit A: Proposed Criteria – 1 Page

NORTH AREA TRANSFER STATION SITING CRITERIA

PREAMBLE -

The criteria set forth in Exhibit A provide a framework for creating a list of viable and feasible sites for initial consideration by City staff. The criteria are intended to address general factors that may bear upon the feasibility of a north area transfer station at any given site. At this stage, no criterion is intended to eliminate any site from consideration. Rather, the criteria provide a basis to perform an initial qualitative study of potential sites for further consideration and public and environmental review.

1. Size/Acres.
2. Building envelope minimum of 40,000 square feet.
3. Site is in the City limits or will be in City limits when permitting process starts.
4. North of the American River.
5. Proximity to the North Area Corporation Yard.
6. Zoning is appropriate and/or consistent with the City's General Plan.
7. Surrounding Land Use (Current and/or Zoned for).
8. Egress and Ingress.
9. Known natural environmental issues (wetlands, potential contamination from past use, etc.)
10. Site is available for purchase or lease.
11. Proximity to residential?
12. Proximity to school?
13. Proximity to park?
14. Proximity to freeway exit?