

MINUTES

OF THE

SACRAMENTO CITY COUNCIL
REDEVELOPMENT AGENCY OF THE CITY OF SACRAMENTO
HOUSING AUTHORITY OF THE CITY OF SACRAMENTO
ECONOMIC DEVELOPMENT COMMISSION
PARKING AUTHORITY OF THE CITY OF SACRAMENTO
SACRAMENTO CITY FINANCING AUTHORITY

REGULAR MEETING

DECEMBER 2, 1997

CALL TO ORDER

The Regular Meeting of the Sacramento City Council was called to order by Vice-Mayor Kerth at 7:10 p.m. on the above date in the City Council Chamber located at 915 I Street.

ROLL CALL

Present: Council members Cohn, Fargo, Hammond, Kerth, Steinberg, Waters, Yee and Mayor Serna

Absent: Councilman Pannell

PLEDGE OF ALLEGIANCE was led by Vice-Mayor Kerth

Note: Mayor Serna arrived at 7:15 p.m.

9.0 SPECIAL PRESENTATIONS/GENERAL COMMUNICATIONS

- 9.1 Resolution recognizing the Loncke Family for efforts in promoting children's literacy programs. (D-5)

The resolution was awarded by Mayor Serna. Judge Loncke thanked the Council for the honor, and his daughter Katie briefly explained a literacy puzzle that had been distributed to the Council.

- 9.2 Certificates of Appreciation for Mid-Town business merchants for their participation and efforts in organizing two homeless forums. (D-3)

Councilman Cohn thanked all the participants for their efforts in helping to resolve the many issues associated with area homeless.

Dick Shelton thanked the Council for its recognition and personally thanked Reverend Brown, Kay Kneprath, Art Gee, Bina Lefkovitz and Dale Kooyman.

Councilwoman Fargo stated that she had enjoyed both forums.

10.0 PUBLIC HEARINGS

- 10.1 *24th Street Neighborhood Market Appeal* - appeal for property located at 7240 24th Street (southwest corner of Florin Road and 24th Street) (P97-068): (D-8)

A. Appeal of the Decision of the Sacramento City Planning Commission denying the following entitlement:

1. Special Permit to allow the sale of beer and wine for off premise consumption within a proposed convenience store to be located in an existing 2,738+ square foot building on 0.20+ developed acres in the General Commercial (C-2) zone.
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A motion was made by Councilwoman Hammond, seconded by Councilwoman Fargo to continue this item to January 27, 1998. The motion carried with a 7-0 vote, with Council members Kerth and Pannell being absent.

11.0 STAFF REPORTS

11.1 Homelessness in our Community. (D-All)

- A. Adoption of Values and Principles, Regional Action Plan and Establishment of a Regional Board on Homelessness
 - B. Social Services Siting Policies. (D-All)
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Jack Crist, Deputy City Manager, stated that staff was requesting Council's approval of two resolutions: (1) adopting values, principles, regional action plan and establishment of a regional board on homelessness, and (2) social services siting policies for the City of Sacramento.

According to Mr. Crist, the City Council approved a white paper on the City's role and involvement in human service and educational issues on February 25, 1997. The white paper outlined the need for a more proactive and collaborative role with the County, schools, and the community in developing human service policies, re-engineering human service systems, and evolving new programs as necessary.

Mr. Crist said that pursuant to the white paper, the City Manager's Office was to work with the County, Sacramento Housing and Redevelopment Agency, the County department of Human Assistance, and the community to develop a comprehensive homeless strategy, including a set of values, principles and policies to guide the strategies.

In November, 1996 and April and June, 1997, local forums on homelessness were sponsored by the Midtown Business Association and attended by city and county staff, local business people, clergy, human service providers and concerned citizens. Mr. Crist said the forums were well attended and provided an opportunity for diverse participants to work together toward solutions. A core group continued meeting after the forums to compile the overall report outlining the agreed-upon recommendations.

Mr. Crist said the forum process resulted in a "Values and Principles Statement" and a recommendation that a regional board on homelessness be formed to develop a 5 year consolidated plan on homelessness. The consolidated plan would ensure a coordinated and systematic approach to addressing the funding and management of services to mitigate homelessness.

According to Mr. Crist there was agreement on the values and principles, which address: (1) regional program planning; (2) access to services; (3) opportunities to work; (4) tolerance and respect for differences; (5) personal responsibility; and (6) safety and shelter.

Mr. Crist said the recommendations and the agencies responsible for the implementation of the recommendations were shown in Exhibit B. Item C, dealing with the Social Service Siting Ordinance, and Item G, dealing with the misdemeanor jail proposal would be brought back to Council at a later date.

Dick Skelton said the issue of homelessness is divisive and emotional, devastating not only for those who find themselves on the streets, but also for the community. The forums were organized to convene a

diverse group of people to collaboratively address a variety of concerns related to homelessness.

Dale Kooyman spoke of the values and principles statement that was developed. He stressed that homelessness was a regional problem and that efforts should be results oriented. Services needed to be accessible and appropriate to the needs of individuals and families. All sectors of society needed to work together to create jobs, and employee readiness skills had to be developed to enhance an employer's willingness to hire.

Mr. Kooyman said diversity should be valued and responsibility should be practiced by the client and the provider. He also stated that service providers and neighborhoods should establish guidelines for being good neighbors, and that these guidelines needed to be obeyed and enforced. Finally, Mr. Kooyman stated that shelter is a basic human need, and meeting the range of housing needs in the community is essential to its overall well being, and that of its people.

Kay Knepprath recommended creating a regional board on homelessness. In addition, she said there should be an independent, coordinated case management system and plan to include data collection; a consistently applied Social Service Siting Ordinance; expanded and decentralized mental health resources and services; a coordinated, standardized emergency food system which promotes food security over food assistance; adoption of the misdemeanor jail proposal; an increase of jobs and training opportunities for the homeless population; and a year round program specifically for homeless veterans.

Art Gee, Principal Planner, said he was a member of the Social Services Siting Focus Group which had developed a set of recommendations regarding policies, guide lines and standards for siting social service facilities in the City of Sacramento. The group was able to reach consensus on thirteen policies. The recommendations had been reviewed by the Planning Commission; however, public hearings had not yet occurred.

Mr. Gee stated that with the homeless forum recommendations coming forward at this time, staff also recommended that the City Council consider the policy portion of the Social Services Siting recommendations. Taken together, the values, principles and policies from these two efforts provided a substantial guide and much clearer direction for the City in consideration of human service issues.

Ed Harris, stated that he was basically in support of staff's recommendations.

Donna Lister, a volunteer at Loaves and Fishes, urged the Council to find housing for homeless youth who often were abused by parents and left home. She said they were sleeping on the streets. She offered to serve on the regional board.

Jim Hastings spoke in support of staff's recommendations, with some exceptions. He said the homeless needed to move forward with their lives. He also requested that homelessness be defined. He said it was not the responsibility of the City to provide food and shelter to people who chose to be homeless because they did not want to work.

Heather Andrews, from Sacramento Area Emergency Housing, spoke in support of the process. She said it was difficult to get a good compromise, and stressed the importance of a good neighbor policy.

Mayor Serna said the goal of the City's and County's policy is to have expectations of the homeless. If they want help, then they must enter a program, detox, or training, etc. He also spoke of the importance of coming to terms with the mental health section of the homeless problem.

Cheryl Davis, from the department of Human Assistance, spoke about the expansion of the budget for the homeless in Sacramento. She said in

1988 there were 250 beds and \$1 million in funding; in 1997 those figures had risen to 1423 beds and \$14 million in funding. The winter overflow program was started in 1992.

Ms. Davis spoke about wanting to retain the Front Street site for emergencies during this transitional period; it could be demolished at the end of the year.

Councilman Cohn commended staff for their report. He said the City needed to emphasize the value of reducing homelessness and putting people to work. He also stressed the importance of valuing neighborhoods. Accordingly, no one neighborhood or business district should receive a disproportionate share of the problem or solution.

Councilman Steinberg stated that the problem of homelessness had reached this magnitude due to the State's failed mental health solutions. He felt this issue needed to be recognized. He spoke favorably about the draft report, saying it was sound and should be adopted by Council.

Mr. Steinberg said he had concerns in several areas. He felt the City should create synergy between welfare reform and the homeless problem. He wondered how the City was going to implement many of the recommendations, especially the decentralization of services. Additionally, how would the City/County get the region to comply. He strongly recommended a commission or mechanism that would effect the recommended changes.

Councilwoman Fargo said it was important to her that the City address all the categories of the homeless: i.e. mental, teens, etc. In addition, she said the City needed to respect all neighborhoods and individual households.

Ms. Fargo asked if the resolution on values and principles was talking about changing the structure of which agency provided the services.

Mr. Crist replied no; the resolution basically stated that the City would work cooperatively with the County on the issue of homelessness. The adoption of the resolution would put in process the City's main focus. The detail level would require much more discussion as there were specific policy decisions to be made.

Ms. Fargo asked when the detox facility would be opening. She said the city needed to engage the State, the County, the community-based organizations and the faith communities to help solve this problem.

Councilwoman Hammond said she had received a request for information on the Social Services Siting issue from Legal Services of Northern California.

Mr. Crist responded that staff would contact them for a discussion of their recommendations.

Councilman Kerth spoke about North Sacramento's perspective and how they see the social siting issue as dangerous. He felt that all Council members needed to be informed of any social services facilities being opened or potentially considered for location in their districts. He also felt that the City should discuss enforcement practices for those facilities that do not comply with good neighbor policies.

Dan Delaney, from Loaves and Fishes, said the overflow shelter at Cal Expo was still not open, even though people were dying on the street due to the cold weather.

Ms. Fargo asked what the County had decided to do to address this problem.

Mr. Delaney replied they had authorized funding for 30 additional beds at the Salvation Army and in local motels.

Mayor Serna stated that if the Council considered this particular issue an emergency, they could vote on it tonight.

Sam Jackson, City Attorney, stated that it would have to be considered an emergency in order to vote for something not agendized.

Mr. Steinberg said the Council should declare this to be an emergency.

Ms. Fargo said the Council's direction to the Board of Supervisors should be to open Cal Expo.

A motion was made by Councilman Steinberg, seconded by Councilman Cohn to declare an emergency situation with regards to available shelter for the homeless, and to direct the City Manager to work with the County Executive to ensure that emergency shelter was available either by continuing the facility at Front Street or by immediately opening the facility at Cal Expo. It should be noted that this situation came to the attention of the Council after the agenda was posted, and the declared emergency is to prevent death or serious injury to the homeless. The motion was carried by a 5-1 vote with Councilman Kerth voting no, Councilman Yee abstaining and Councilman Pannell being absent.

An intent motion was made by Councilman Cohn, seconded by Councilman Waters to adopt staff's recommendations, as amended, with regards to the homeless in the Sacramento area. The motion carried with a 8-0 roll call vote, with Councilman Pannell being absent.

11.2 Recommendation for procuring a solid waste transfer, transport, disposal, processing and recovered materials diversion service agreement. (Workshop) (D-All)

Reina Schwartz, Solid Waste Manager, stated that this was an informational report to discuss the City's procurement process for a solid waste transfer, transport, disposal, processing and recovered materials diversion service agreement. At the evening meeting of December 9, 1997, the Council would be asked to approve a resolution which: (1) selects BLT Enterprises as the sole potential vendor for the agreement; (2) authorizes staff to complete negotiations with BLT Enterprises on final terms and conditions of the agreement; and (3) authorizes 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.

Ms. Schwartz gave a chronological outline of events leading to staff's decision to recommend BLT Enterprises as the sole potential vendor. She said BLT's final offer was highly competitive and represented an agreement under which the City's cost would be nearly 10 percent less than if the City had accepted BLT's proposal in the first round of the process and less than the lowest cost proposal of any of the short-listed firms in the first round. The BLT proposal would result in savings to the city ratepayers of \$1 million to \$1.5 million each year compared to current practices.

Ms. Schwartz said that the RFP requested proposers to provide the City with a number of alternative components for the service agreements. She directed Council to the tables on pages 2-4 of the report which listed the various component alternatives, and said additional detail on the impact of specific service agreement components could be found in the table on Attachment A.

According to Ms. Schwartz, the recommendations on preferred alternatives for the service agreement would provide the City significant savings relative to the current practice of hauling to Kiefer Landfill. Depending on the landfill chosen, the agreement could result in savings to the City in excess of \$1 million each year. This translated into savings of approximately \$1.00 per household per month over the entire period (up to \$240 per household over the term

of the agreement). She noted that the specific cost could not be known until the project had successfully completed the CEQA process and the ultimate transfer and disposal sites had been chosen.

Ms. Schwartz said the City Treasurer was requested, and completed, an in-depth financial quantitative and qualitative review of the project. Briefly, the review concluded that the financial net worth of BLT Enterprises and affiliated companies was substantial; the management staff of BLT Enterprises had in-depth experience in the design, construction and operation of transfer stations, solid waste operations and materials recovery facilities; and the proposal by BLT was competitive and in the City's best financial interest.

In conclusion, Ms. Schwartz said some of the most significant issues to be resolved in final negotiations included: timing of development and construction milestones; waste flow commitments (current and future); and terms of project financing. She said the approval of the resolution at the December 9th meeting would authorize staff to continue negotiations on the final terms of the agreement with BLT Enterprises. The agreement would ultimately come to the Council for final approval after CEQA had been successfully completed.

Councilman Yee asked if the City changed its recycling program would BLT provide services.

Ms. Schwartz replied that would depend on the changes.

Councilman Steinberg asked the City Treasurer to give his opinion of whether BLT was capable of fulfilling their contract.

Tom Friery, City Treasurer, replied that BLT was a strong financial company.

Councilman Waters congratulated the staff on their fine work and said that he was impressed with BLT. He added that he would like to see re-bidding on the landfill; but would definitely want to see Council make the decision.

Councilman Kerth asked whether BLT could choose any landfill on the list.

Ms. Swartz replied BLT could choose any landfill that the City approved. The City would also share in any cost savings.

Councilman Yee thanked staff for their excellent work on this project. He said he supported BLT and transfer station site BLT4.

Bill Edgar, City Manager, stated that staff did a great job. He recommended that Council consider BLT4, and that a concrete facade be chosen. He said that there were four certified sites. The Roosevelt facility should be eliminated as it would adversely affect the City economically.

Mr. Cohn and Mr. Steinberg both agreed that the concrete facade should be included.

Public Testimony:

Ed Quinn, representing Crystal, said he objected to BLT sites 1 and 2, but not to BLT 4.

Rachael Watkins, from the Colonial Village Neighborhood Association, spoke in support of BLT, the proposed site and concrete facade.

Annette Deglow spoke in support of staff's recommendations; but, requested Council to consider the other sites as alternatives and to address the "put or pay" agreement as listed on page 5 of the report.

Dick Walker, representing College Glen Neighborhood, spoke in support of staff's recommendations.

Wendy Hoyt said she supported BLT and the selection of site BLT 4. She said she appreciated the staff, Council and everyone who had worked so diligently on this project. She said her neighborhood wanted the City to persue a site with rail access, and to include the concrete facade.

Nancy Schuller said the concrete facade would definitely be preferred.

Kelly Smith said staff and the Council had a done a good job on this issue as they had saved a considerable amount of money and would be diverting over 70% of the City's wastes.

Mr. Steinberg thanked the community for engaging itself in this issue. He said the facility would not harm his district, would save over \$32 million in the next 20 years and should be aesthetically pleasing.

He spoke of the need for a commitment to local hiring and for the community to ensure that the recycling business does a good job.

Dan Rosenthanl, representing BLT, said his company appreciated staff's assistance and commitment to this project. He said he believed it would be a major benefit to the community.

Mayor Serna thanked Councilman Steinberg and his neighborhood associations for their concern and work on this issue.

This item was continued to December 9, 1997 for Council action.

12.0 SHRA

None

13.0 CITIZENS ADDRESSING COUNCIL AGENCY OR AUTHORITIES BY PERSONAL APPEARANCE OR TELEPHONICALLY ON MATTERS NOT ON THE AGENDA

None

14.0 COUNCIL IDEAS AND QUESTIONS

- 14.1 Councilwoman Hammond announced that she would be co-sponsoring a Job Fair with the Money Store at the Stockton Boulevard Resource Center, 5200 Stockton Blvd., Suite 180, on Saturday, December 6, 1997 from 10:00 a.m to 2:00 p.m.
- 14.2 Councilman Kerth invited everyone to attend the North Sacramento tree lighting at the Police and Sheriff's Memorial Park at 5:30 on Thursday evening.
- 14.3 Councilwoman Fargo requested staff to report back on the possibility of the City having credit and phone cards as a revenue source, similar to those used in the City of San Francisco.
- 14.4 Councilwoman Fargo asked for a survey of neighborhood associations regarding their opinion of how the various City departments were meeting the citizens needs in areas such as crime prevention, graffiti abatement, etc.
- 14.5 Councilwoman Fargo requested that City Manager to investigate if on-street parking could be reinstated for local residents on N Street between 5th and 7th Streets.
- 14.6 Mayor Serna made the following nominations: Kerry Willis and Lockwood Vogeli to the Human Rights and Fair Housing Commission and Karen Tomine-Sonada to the Minority and Women Business Enterprises Advisory Committee.

15.0 ANNOUNCEMENTS

None

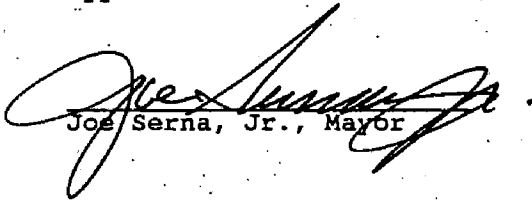
ADJOURNMENT

There being no further business to come before the Council, the meeting was adjourned at 10:35 p.m. in memory of Mr. Holloway, Brian Holloway's father

Submitted for Approval


Valerie A. Burfowes, City Clerk

Approved


Joe Serna, Jr., Mayor