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DEPARTMENT OF
FINANCE

REVENUE DIVISION

CITY OF SACRAMENTO
CALIFORNIA

CITY HALL
ROOM 104
915 I STREET
SACRAMENTO, CA
95814-2696

March 24, 1987
RD:87118-ADM:MLM:lv

916-449-5454

Budget and Finance Committee
Sacramento, California

Honorable Members in Session:

SUBJECT: OLD SACRAMENTO SOLID WASTE BILLING ALLOCATION

SUMMARY

This report recommends that the City allocate charges for Old Sacramento's solid waste disposal services to property owners on a formula basis and establishes base rates for service.

BACKGROUND

Part of the rustic charm of Old Sacramento is the outside dining in the courtyards that are off the alleys. However, the effect is diminished by the presence of unsightly and odorous garbage bins.

The Sacramento Housing and Redevelopment Agency has recognized this problem and mandated the construction of service courts that would house the solid waste disposal units. The construction cost of the service courts will be assessed to the adjacent property owners using 1911 Act assessment bonds. The City has ordered six yard sanitary solid waste disposal compaction units that will be used by the property owners that are adjacent to each of the service courts. The City waterfront project oversees and performs the maintenance of the service courts. The cost of maintaining the service courts is included in the charges for the maintenance benefit assessment district. These charges are assessed annually based upon the size of the parcels, the square footage of the buildings and the street front footage of the buildings.

The billing for the use of the solid waste disposal compaction units was originally envisioned to be based upon a metered key control method. Unfortunately, during discussions involving SHRA, City staff, and representatives of the Old Sacramento Property Owners' Council; it was determined that that method was too costly. An ad hoc committee composed of City and Old Sacramento Property Owners' Council representatives was formed to recommend an alternative billing method.

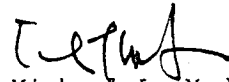
DISCUSSION

The committee completed its task and reported its recommendations to the Old Sacramento Property Owners' Council on March 19, 1987 (Exhibit I); the membership approved the committee's recommendation at that meeting. City Staff agreed to recommend approval of the committee's recommendations to the City Council. Staff believes that the recommended billing formula is the best compromise available and should be approved by the City Council.

RECOMMENDATION

It is recommended that the Budget and Finance Committee recommend that the City Council adopt the attached resolution amending the City Fee and Charge Report hereby incorporated into this report regarding the Old Sacramento Solid Waste Billing allocations and the base rates for service.

Respectfully submitted,



Michael L. Medema
Revenue Officer



for John F. Boss
Solid Waste Division Manager

RECOMMENDATION APPROVED:



JACK R. CRIST
Deputy City Manager

Attachment

All Districts
April 7, 1987

RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL ON DATE OF

A RESOLUTION AMENDING THE CITY FEE AND CHARGE
REPORT FOR SOLID WASTE BILLING ALLOCATION
METHODS AND BASE RATES FOR SERVICE FOR THE OLD
SACRAMENTO AREA

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

That the City Fee and Charge Report is hereby amended to include:

1. The following base monthly service rates for the six yard solid waste compaction units used in the Old Sacramento service courts:

<u>Pick-Ups</u>	<u>Rental</u>	<u>Svc. Fee</u>	<u>Total</u>
one/week	\$200	\$192.85	\$ 392.85
two/week	200	337.60	537.60
three/week	200	482.70	682.70
four/week	200	702.00	902.20
five/week	200	772.20	972.20
six	200	988.50	1,188.50

Additional pick-ups (Specials) \$72.80 (Daily) or \$108.10 (Sunday).

2. The property owners adjacent to each service court will be billed for solid waste service utilizing the following criteria.

Parcel Size	25%
Square Footage of Building	50%
Front Footage of Building	25%

MAYOR

ATTEST:

CITY CLERK



DEPARTMENT OF
FINANCE
REVENUE DIVISION

CITY OF SACRAMENTO
CALIFORNIA

March 19, 1987
RD:871012-ADM:MLM:ldm

CITY HALL
ROOM 104
915 I STREET
SACRAMENTO, CA
95814-2696
916-449-5454

Old Sacramento Property Owners:

Two of the long awaited service courts are under construction and will be in service in the near future. The service courts mark the beginning of a new solid waste service (City-shared usage of disposal bins) which requires a new billing process.

A billing system based upon actual usage would be the most equitable. Originally, a card key system was proposed to determine each user's cost for actual compactor usage. Unfortunately, the card key system would be costly to install, maintain, and service for billing purposes. Additionally, a card key system may be impractical for the users.


A committee composed of representatives of the property owners and City staff has explored many of the alternative methods including allocation of the costs based upon factors such as parcel size, building size, type of business, size of business, etc. The committee reviewed the alternatives for equitability, practicality, and ease of administration.

The committee determined that the best alternative is to assess the property owners adjacent to the service courts based upon the factors utilized for assessing the costs of the maintenance district. The factors are: 25% parcel size, 25% front footage, and 50% building square footage.

The cost to each property owner would also depend upon the usage volume of each service court. Costs would increase with an increase in the number of pickups each week. Initially, City staff will estimate the number of pickups necessary each week for each service court. After sufficient usage data is available, the City will adjust the number of pickups each week. During the interim, overcharges and/or undercharges for service will be accumulated; an adjustment will be made at the end of the year.

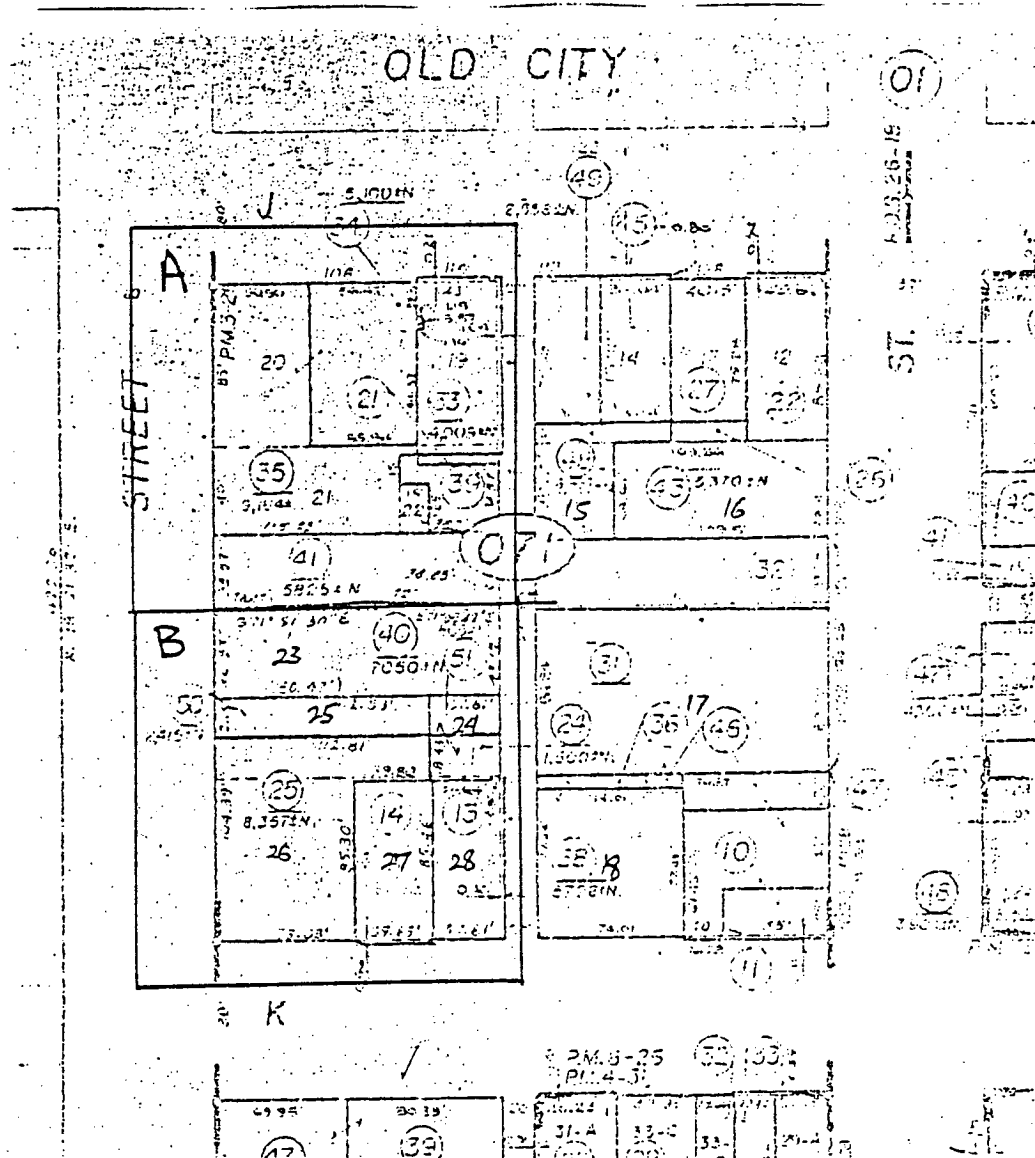
March 19, 1987

Exhibit I is a map of the parcels adjacent to the first two service courts. Exhibit II includes the parcel area, front footage, and building area footage for these parcels; Exhibit III is a determination of the monthly costs for each of the parcels; and Exhibit IV lists the present City charges for solid waste service for the parcels. Exhibit V outlines the City collection policies for the Old Sacramento compactors.



Michael L. Medema
Revenue Officer

Attachments



PARCEL DATA

SERVICE COURT A

<u>Parcel No.</u>	<u>Parcel Area Sq. Ft.</u>	<u>Front Ft.</u>	<u>Bldg. Area Sq. Ft.</u>
6-071-35	8,933	181.53	19,123
6-071-34	5,100	56.98	11,257
6-071-33	4,138	43.17	13,713
6-071-41	<u>5,825</u>	<u>38.80</u>	<u>12,240</u>
	<u>23,996</u>	<u>320.48</u>	<u>56,333</u>

SERVICE COURT B

<u>Parcel No.</u>	<u>Parcel Area Sq. Ft.</u>	<u>Front Ft.</u>	<u>Bldg. Area Sq. Ft.</u>
6-071-40	7,091	46.50	17,011
6-071-50	2,416	21.41	6,132
6-071-25	8,350	177.42	10,193
6-071-14	3,334	39.65	13,348
6-071-13	<u>3,190</u>	<u>37.61</u>	<u>8,154</u>
	<u>24,381</u>	<u>322.59</u>	<u>54,838</u>

COST DISTRIBUTION

SERVICE COURT A

Assumes 4 pickups weekly @ \$902.20

Service Court Method (% each parcel area)

<u>Parcel</u>	<u>% Each to Total</u>	<u>Mo. Cost</u>
6-071-35	37.2	\$335.62
6-071-34	21.3	192.17
6-071-33	17.2	155.18
6-071-41	<u>24.3</u>	<u>219.23</u>
	<u>100.0</u>	<u>\$902.20</u>

Maintenance District Method (25% parcel size, 25% front ft., and 50% bldg. sq. ft.)

<u>Parcel</u>	<u>% Parcel Size</u>	<u>% Front Ft.</u>	<u>% Bldg. Sq. Ft.</u>
6-071-35	37.2	56.6	34.0
6-071-34	21.3	17.8	20.0
6-071-33	17.2	13.5	24.3
6-071-41	<u>24.3</u>	<u>12.1</u>	<u>21.7</u>
	<u>100.00</u>	<u>100.0</u>	<u>100.0</u>

Cost Allocation

	<u>Percentage</u>	<u>Cost</u>
Parcel Size	25	\$225.55
Front Ft.	25	225.55
Bldg. Sq. Ft.	<u>50</u>	<u>451.10</u>
	<u>100</u>	<u>\$902.20</u>

<u>Cost Allocation</u>				
<u>Parcel</u>	<u>Parcel Size</u>	<u>Front Ft.</u>	<u>Bldg. Sq. Ft.</u>	<u>Total</u>
6-071-35	\$ 83.90	\$127.66	\$153.37	\$364.93
6-071-34	48.05	40.15	90.22	178.42
6-071-33	38.79	30.45	109.62	178.86
6-071-41	<u>54.81</u>	<u>27.29</u>	<u>97.89</u>	<u>179.99</u>
	<u>\$225.55</u>	<u>\$225.55</u>	<u>\$451.10</u>	<u>\$902.20</u>

SERVICE COURT B

Assumes 2 pickups weekly @ \$537.60

Service Court Method (% each parcel area)

<u>Parcel</u>	<u>% Each to Total</u>	<u>Mo. Cost</u>
6-071-40	29.1	\$156.44
6-071-50	9.9	53.22
6-071-25	34.2	183.86
6-071-14	13.7	73.65
6-071-13	<u>13.1</u>	<u>70.43</u>
	<u>100.0</u>	<u>\$537.60</u>

Maintenance District Method (25% parcel size, 25% front ft., and 50% bldg. sq. ft.)

<u>Parcel</u>	<u>% Parcel Size</u>	<u>% Front Ft.</u>	<u>% Bldg. Sq. Ft.</u>
6-071-40	29.1	14.4	31.0
6-071-50	9.9	6.6	11.2
6-071-25	34.2	55.0	18.6
6-071-14	13.7	12.3	24.3
6-071-13	<u>13.1</u>	<u>11.7</u>	<u>14.9</u>
	<u>100.0</u>	<u>100.0</u>	<u>100.0</u>

Cost Allocation

	<u>Percentage</u>	<u>Cost</u>
Parcel Size	25	\$134.40
Front Ft.	25	134.40
Bldg. Sq. Ft.	<u>50</u>	<u>268.80</u>
	<u>100</u>	<u>\$537.60</u>

<u>Parcel</u>	<u>Cost Allocation</u>			
	<u>Parcel Size</u>	<u>Front Ft.</u>	<u>Bldg. Sq. Ft.</u>	<u>Total</u>
6-071-40	\$ 39.11	\$ 19.35	\$ 83.33	\$141.79
6-071-50	13.31	8.87	30.10	52.28
6-071-25	45.96	73.92	50.00	169.88
6-071-14	18.41	16.53	65.32	100.26
6-071-13	<u>17.61</u>	<u>15.73</u>	<u>40.05</u>	<u>73.39</u>
	<u>\$134.40</u>	<u>\$134.40</u>	<u>\$268.80</u>	<u>\$537.60</u>

PRESENT CITY SOLID WASTE COSTS

SERVICE COURT A

<u>Parcel No.</u>	<u>User</u>	<u>Service</u>	<u>Mo. Cost</u>
006-0071-033	The Hogshead Brew Pub	1-3 yd. bin -3X	\$ 60.09
006-0071-034	Los Padres	1-2 yd. bin -5X	242.48
006-0071-035	Fat City Restaurant	1-2 yd. bin -6X	308.37
	China Camp Restaurant	2-2 yd. bin -6X	616.24
			<u>\$1,227.18</u>

SERVICE COURT B

<u>Parcel No.</u>	<u>User</u>	<u>Service</u>	<u>Mo. Cost</u>
006-0071-050	Honey Treat Yogurt Shoppe	1-2 yd. bin -1X	\$ 66.30
	S.S. Cheer, Inc.	2-4 yd. bin -4X	364.20
	D.O. Mills (A)	1-3 yd. bin -3X	265.54
			<u>\$696.04</u>

(A) Usage during full restaurant operation



EXHIBIT V

DEPARTMENT OF
PUBLIC WORKS

CITY OF SACRAMENTO
CALIFORNIA

SOLID WASTE DIVISION

November 18, 1986

1231 I STREET
SUITE 103
SACRAMENTO, CA
95814-2933

916-449-5757

JOHN F. BOSS
SOLID WASTE
DIVISION MANAGER

MEMORANDUM

TO: Ken Harris, Recreation General Supervisor
Department of Community Services

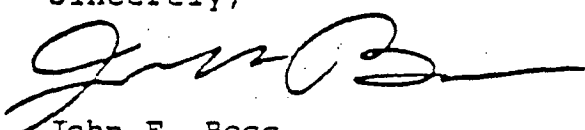
FROM: John F. Boss, Solid Waste Division Manager

SUBJECT: OLD SACRAMENTO COMPACTORS - COLLECTION POLICIES

The Solid Waste Division will use the following policies in implementing our compactor service in Old Sacramento:

1. No separate garbage service (City or private) for any buildings served by a compactor service court;
2. No cardboard to be put out for collection in the service court area or compactor enclosure. Placing cardboard out will promote indiscriminate dumping and other nuisances (similar to downtown alley problem). Individual establishments may elect to store cardboard for pickup inside their establishment; and
3. Rendering can(s) will be permitted in each service court enclosure, provided they do not become a nuisance and safety hazard. It is our understanding that the Parks Division will clean each compactor building daily with hot water, giving special attention to any rendering spills. No more than two rendering containers will be permitted per service court enclosure.

Sincerely,


John F. Boss
Solid Waste Division Manager

JFB/myw (86116)

cc: Reginald Young, Deputy Director, Public Works
Michael L. Medema, Revenue Officer
Paul Smilanich, Chief, Solid Waste Collection