

CITY COUNCIL SUSTAINABILITY COMMITTEE MEETING  
Hayward City Hall – Conference Room 2A  
777 B Street, Hayward, CA 94541-5007  
May 13, 2019  
4:30 p.m. – 6:11 p.m.

**MEETING MINUTES**

**CALL TO ORDER:** Meeting called to order at 4:30 p.m. by Chair Mendall.

**ROLL CALL:**

Members:

- Al Mendall, City Council Member/CSC Chair
- Elisa Márquez, City Council Member (excused absence)
- Francisco Zermeño, City Council Member

Staff:

- Alex Ameri, Director of Public Works
- Alyse Lui, Hayward Animal Shelter Volunteer Coordinator
- Carol Lee, Management Analyst
- Crissy Mello, Senior Secretary
- Elisa Wilfong, WPSC Administrator
- Erik Pearson, Environmental Services Manager
- Gary Nordahl, City Building Official
- Jack Steinman, Climate Corps Fellow
- Jan Lee, Water Resources Manager
- Jeff Krump, Solid Waste Program Manager
- Kait Byrne, Management Analyst
- Kathy Garcia, Deputy Director of Public Works
- Maria Hurtado, Assistant City Manager
- Nicole Grucky, Sustainability Specialist
- Saeed Saebi, Associate Civil Engineer

Others:

- Stacy Lee, Hayward Resident, Alameda County Office of Sustainability
- Chris Cone, Program Lead, Bay Area Regional Energy Network (BayREN)
- Kali Klotz, Municipal Coordinator, Waste Management

**PUBLIC COMMENTS**

Staff asked for review and comments. No public comments were made.

**1. Approval of Minutes of Council Sustainability Meeting on May 13, 2019**

The item was moved by Council Member Zermeño, seconded by Chair Mendall and approved unanimously, with one CSC member absent, the minutes of the Council Sustainability Committee meeting of May 13, 2019 with the correction of motions.

## **2. Review of Green Infrastructure Plan**

Chair Mendall introduced the item, and WPSC Administrator, Elisa Wilfong, presented the report.

Ms. Wilfong stated that the green infrastructure plan (GIP) is a requirement by the storm water permit and continued to explain that this plan will serve as one method to help solve many pollutant issues. She addressed Council Member Zermeño's question on current rainwater collection explaining that the new method will allow excess water to be collected, retained and treated for reuse.

Council Member Zermeño requested a cost update on Fire Station 6's GIP. Director of Public Works, Alex Ameri, replied that staff would provide the information when available.

Chair Mendall questioned why Mission Phase III wasn't included. Ms. Wilfong explained that Engineering determined that the size of the street was not suitable due to the limited right of way. Chair Mendall asked why a storm water fee increase wasn't considered to fund GIPs. Director Ameri explained that the storm water fee requires voter approval, and many local cities have been unsuccessful to get an affirmative vote, adding that there is currently a court case to determine if storm water should be treated as water and sewer, and subject to a protest vote.

Chair Mendall gave his support for the plan and directed staff to gather additional information on using the storm water fee as an option for funding.

## **3. PAYS Pilot Program Review**

Chair Mendall introduced the item and Environmental Services Manager, Erik Pearson, presented the report.

Mr. Pearson explained that the program, which helps homeowners pay for improvements, has been in place since 2015. The City has been working with the Bay Area Regional Energy Network (BayREN) since 2017 and is currently developing a new Regional Water Bills Savings Program (RWBSP) to replace the PAYS program. Mr. Pearson further explained the proposed program, detailing the City's responsibility for those who may default.

Chris Cone, Program Lead, BayREN, reported that default on the program has been very low at less than 1%. Furthermore, customers who are enrolled in the program have a history of solid credit to reduce risk. She added that BayREN has already reserved an internal line of credit to start the program in 2020 through ABAG's finance department. Chair Mendall acknowledged that despite the PAYS program's lack of success, it did result in a small savings amount. He asked staff to submit additional evidence that this BayREN savings program will be more successful than the PAYS program. Ms. Cone commented that an evaluation report has been conducted to help identify the barriers found in the pilot programs, along with their solutions.

Council Member Zermeño inquired of the remaining PAYS program funds in which Director Ameri answered that they would be returned to the originating water fund.

Chair Mendall recommended to end the PAYS program and continue with BayREN to analyze improvements of the new program.

The item was moved by Chair Mendall and seconded by Councilmember Zermeño. It was passed unanimously with one CSC member absent.

#### **4. Downtown Streets Team Service Agreement**

Jeff Krump, Solid Waste Program Manager, presented the report and summarized the background of the Downtown Streets Team (DST) and the contracted services they have been providing the City since 2016. He proposed an additional day of service to each corridor with added sorting of recyclables.

Council Member Zermeño commented on the Council's upcoming consideration of additional Community Development Block Grant funding and was pleasantly surprised by the reasonable cost for the additional services. Clarification was requested on the sorting methods, and Mr. Krump explained that members would sort items as they were collected into separate bags. He added that DST offered to sort organics.

Chair Mendall directed staff to research expanded services along Foothill, McKeever, Maple, and Main. It was noted that Council Member Márquez has expressed support by email and requested staff to research additional services in Downtown. Committee members agreed that two additional sectors should be serviced.

The item was moved by Council Member Zermeño and seconded by Chair Mendall. It was passed unanimously with one CSC member absent.

#### **5. Update of Possible Reach Code for Building and Vehicle Electrification**

Chair Mendall introduced the item and reflected on the shared accomplishment by Director Ameri, Committee staff and the community on the progress made to combat climate change. He expressed his goal of replacing natural gas appliances and transportation vehicles with electric alternatives.

Erik Pearson, Environmental Services Manager, presented the report. Mr. Pearson described the Reach Code and the State Code requirements. He added that the City is currently working with East Bay Community Energy to develop a model Reach Code. He detailed the two pathways for a model code and added that it is more cost effective to fully electrify new development than to retrofit existing infrastructure. He informed the Committee that staff are currently drafting a model code to present for their consideration at the July meeting, followed by a presentation of the draft code to Council in September. The code would take effect January 2020.

Gary Nordahl, City Building Official, stated from his professional viewpoint that energy code is moving towards zero net carbon. He pointed out the policy and technical issues for the energy code and commented that the existing 2020 Building Code could increase the cost of a newly developed unit by \$9,500 but will generate a 15-year payback. He noted the City of Fremont's electric vehicle (EV) charging service upgrades and the costly problems they encountered retrofitting older infrastructures that required street construction to install underground powerlines. He cautioned on the cost for requiring electrification of a retrofit

versus new development. He also asked the Committee to consider a grandfathering option for on-going development on the current code cycle.

Council Member Zermeño expressed his desire for an all-electric pathway and requested that staff provide an analysis of the economic benefits that would result from the Reach Code. He deferred to staff to choose a threshold for existing buildings.

Chair Mendall advised staff to examine the Berkeley model on banning natural gas for all new construction and added that the City Reach Code should aim to surpass the State Reach Code. He understood the need for mixed fuel on buildings requiring flexibility; however, additional efficiency modifications would be required to offset this. In addition, he stated that new home development should each have two EV chargers.

Staff was directed to create proposals. Director Ameri responded that staff would do so after more stakeholder outreach has been conducted. Mr. Nordahl pointed out that the Earthstead project developer has chosen an all-electric pathway for its new multi-family home development, and technology has allowed for more reliable electric water heaters.

Staff was directed to complete the details of the Reach Code for Committee presentation in July.

## **6. Proposed 2019 Agenda Planning Calendar**

Director Ameri asked for suggestions on the proposed calendar.

Council Member Zermeño asked staff to provide a report on reusability versus recyclability, similar to that of StopWaste.org. He also requested an update on the Urban Forest Tree Inventory Report and for staff to provide a scheduled date for the report.

Chair Mendall requested the Berkeley Natural Gas Model be added to unscheduled items so that the City may consider passing their own model. He added that he is eager to see what additional litter fee options staff will present.

## **COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS:**

Council Member Zermeño commended St. Rose Hospital employee, Evengi Volovik, on his efforts to raise funds to reduce the hospitals use of plastics.

Chair Mendall requested that staff provide an update on the single use plastic ordinance. Mr. Pearson stated that it was staff's desire to conduct more outreach to local businesses and restaurants before presenting to the Council.

## **ADJOURNMENT: 6:11 p.m.**

### **MEETINGS**

| Attendance        | Present<br>05/13/19<br>Meeting | Present<br>to Date This<br>Fiscal Year | Excused<br>to Date This<br>Fiscal Year | Absent<br>to Date This<br>Fiscal Year |
|-------------------|--------------------------------|----------------------------------------|----------------------------------------|---------------------------------------|
| Elisa Márquez     | -                              | 5                                      | 1                                      | 1                                     |
| Al Mendall*       | ✓                              | 6                                      | 0                                      | 0                                     |
| Francisco Zermeño | ✓                              | 6                                      | 0                                      | 0                                     |