

DATE: September 10, 2015

TO: Council Sustainability Committee

FROM: Alex Ameri, Director of Utilities & Environmental Services

SUBJECT

..Title

Approval of Meeting Minutes of June 18, 2015

..End

CALL TO ORDER

..Call to Order

Meeting called to order at 4:02 p.m. by Chair Al Mendall, Council Member.

..Body

ROLL CALL

Members

- Al Mendall, City Council Member /CSC Chair
- Greg Jones, City Council Member
- Francisco Zermeño, City Council Member

- Dianne McDermott, Planning Commission - absent

Staff:

- Kelly McAdoo, Assistant City Manager
- Alex Ameri, Utilities & Environmental Services Director
- David Rizk, Development Services Director
- Alicia Sargiotto, Senior Utility Services Representative
- Fred Cullum, City Building Official
- Corinne Ferreyra, Senior Management Analyst
- Erik Pearson, Environmental Services Manager
- Mary Thomas, Administrative Analyst I
- Ray Busch, Water Pollution Control Facility Manager
- Steve Osborne, Supervising Plan Checker
- Suzan England, Senior Utilities Engineer
- Vera Dahle-Lacaze, Solid Waste Manager
- Tori Johnson, Senior Secretary (Recorder)

Others:

- Gary Bookout, Hayward resident
- Kelly Fergusson, OpTerra Energy Services

PUBLIC COMMENTS

Gary Bookout presented his concerns about the lack of trash cans along Mission Boulevard, and made suggestions about the reallocation of litter cans, and getting the cooperation of fast food establishments to provide cans.

Alex Ameri responded that staff will be looking at litter management at fast food restaurants and the results will be brought to the Committee in September. Council Member Mendall suggested that Mr. Bookout return to the September meeting and asked that he provide staff with his suggested locations of litter cans.

1. Approval of Minutes of March 23, 2015 - Minutes were unanimously approved.
2. Streamlined Permitting and Reduced Fees for Small Residential Solar Energy System (per AB2188)

David Rizk, Development Services Director, gave a brief introduction of the proposal to adopt an Ordinance that creates an expedited, streamlined permitting process for small residential rooftop solar energy systems planned to go to City Council on July 7, with the Committee's recommendation.

Fred Cullum introduced Steve Osborne who presented a graph indicating there were 223 solar permits issued year to date, and by end of year it is expected to issue 400. In 2008, twelve solar permits were issued, and in 2014 there was a drastic uptick in solar permits. To respond to the increase in solar permits and to comply with the Legislation, since September 2014, every Tuesday there's been a dedicated person to review solar permits with a five business-day turnaround.

Council Member Zermeño thanked staff for speeding up the permit process, as well as the \$300 fee. Mr. Zermeño asked if there had been any outreach to residents in their water bills to go solar. Director Rizk responded that typically permits are taken out by solar contractors rather than the homeowners. Steve Osborne commented that the subsidized permitting fee has been very impactful to the customers.

Council Member Mendall asked if the City has to make inspections in addition to PG&E's inspection. Steve Osborne explained that PG&E inspects the interconnections between the utility, the dwelling and the solar system, and that they do not go into the private property beyond that interconnection point. The Building Official and the Building Division are responsible for making sure the roof penetrations are adequately waterproofed, general electrical safety, and Fire jurisdictions want to make sure they have access around the array in order to respond to a fire.

Council Member Mendall asked if a spot check can be done for Solar City, for example, which installs so many per year, rather than an inspection on each permit. Fred Cullum explained that when a permit is issued, by law they are required to make an inspection, and these

companies can miss the rafters, for example. Director Rizk added that the process has been streamlined, and they are working towards only one inspection.

Director Ameri stated that California's goal is 1,000,000 homes by 2016, and Hayward's "share" would be 4,000 homes by 2016. He suggested exploring some incentives to ensure that Hayward's goals are met.

Council Member Zermeño made a motion to approve the Staff recommendation and it was seconded and passed unanimously.

3. Update on Community Choice Aggregation ("East Bay Community Energy")

Director Ameri introduced Erik Pearson, who provided an update on Community Choice Aggregation (CCA). He explained that in June 2014 the Alameda County Board of Supervisors decided to form a countywide CCA program. The County formed a steering committee to guide the process and help to review the feasibility study. The steering committee was finalized June 2, 2015, and has 39 members. Council Member Mendall is the City's representative, and Council Member Jones is our alternate. Staff intends to assist Council by ensuring that the Steering Committee is looking at the ability of the CCA to provide electricity with fewer gashouse emissions than are available from PG &E, looking at risks associated with long-term energy contracts and price stability, and whether the CCA can maintain competitive rates with PG&E over the long term.

4. Update on Emergency Water Conservation Regulations

Director Ameri introduced Corinne Ferreyra. She provided a brief update on water conservation regulations, implications for the City, and what Staff is doing to ensure compliance.

Council Member Zermeño asked about water police. Director Ameri responded that if the water waste continues after a letter has been issued, there are fines; however no fines have been issued to-date. Council Member Zermeño asked if we are encouraging residents to use gray water. Director Ameri answered that staff is working on a document that will be discussed with Director Rizk requiring opportunities for limited use of gray water in new developments in Hayward.

In response to a question about lawn conversion, Alicia Sargiotto stated that 45 total applications have been received since 2012 when the Lawn Conversion Program started, and 27 of those were in this 2015. There was discussion about raising the cap of the maximum rebate as a better incentive.

Council Member Jones asked about banning ornamental turf in all new developments. Director Ameri responded that it could be considered. Corinne Ferreyra added that the current Ordinance as proposed is limited to 10-foot by 10-foot in the front yard for new developments, and she believes the State is starting to trend in that direction for new

developments in particular. The City's current regulation is that no more than 25% of the landscape can be turf.

5. WPCF Clean & Renewable Energy

Director Alex Ameri introduced Suzan England, and Ray Busch. Suzan England explained the green power efforts at the Water Pollution Control Facility (WPCF). She explained the working capabilities and process of the Cogeneration Facility, the heat recovery process, and the gas conditioning skid, both integral parts to the cogeneration process.

Ray Busch discussed the Fats Oils and Grease (FOG) Facility installed in 2013. He spoke about the solar array that was installed in 2010 that has 5,400 solar panels and most of the generated energy is now put on the grid. Mr. Busch commented that prior to the new Cogeneration system, the WPCF used almost 18% or a fifth of all the power used for municipal purposes in the City of Hayward, and now has gone from net generating to RES-BCT Tariff. He pointed out the many accomplishments of the Cogeneration facility, including the \$2.6M self-generated grant from the CPUC that is administered by PG&E. Mr. Busch noted that Calpine is given about 2.5 million to 4 million gallons per day of the recycled water replacing potable water.

Council Member Mendall commended staff on the accomplishment of the WPCF going from being the largest consumer of energy to being the single largest producer of renewable energy, and he recommended that information get out to the community. It is a great story and a model.

Council Member Zermeño inquired why there are not more trees at WPCF. Director Ameri explained that trees are not compatible with the many pipes and underground facilities.

Council Member Jones suggested a Sustainability Report Card to get the word out to the community.

6. Property Assessed Clean Energy (PACE) – Consideration of New Programs

Director Alex Ameri presented Mary Thomas who presented a brief overview of what has been done and the opening report to City Council recommending that the City join HERO, Ygrene and OPEN Pace. She provided the Committee with information on the HERO, Ygrene and OPEN Pace programs and how to join them.

Council Member Jones encouraged more programs, and commented that Multi-Family property owners should be encouraged to do PACE.

Council Member Mendall said that the consensus of the Committee is to take it to the City Council.

7. Water Conservation, Efficiency, Outreach, and Rebate Programs

Director Ameri introduced Alicia Sargiotto. She described Hayward's different water conservation and outreach programs. She explained that Hayward's programs are a mix of mandatory requirements, voluntary programs and incentives, outreach and education, and City specific actions.

Council Member Jones encouraged staff to keep up the good work.

Council Member Mendall commented on replacing the turf in the Landscape Lighting Districts and installing bay-friendly landscaping, and using the savings to defray the cost. As well as investigate partnering with Landscape Maintenance. It would be very prominent and send a good message. He mentioned he has noticed lots of commercial properties that have been removing about 25% of their turf and suggested speaking to one or two of those properties to see why they are removing the turf.

8. Public Litter Containers – Locations for New Containers throughout City

Erik Pearson spoke about the new containers that will be placed about the community as a part of the new contract with Waste Management, 50 of the new aggregate style and 20 pairs of Big Belly containers have just been received. An inventory of containers was taken throughout the City to determine which containers needs removing or replacing and where new containers are needed.

Council Member Jones asked who is responsible to service the cans at the bus stations. Director Ameri answered that it is AC Transit's subcontractor, Clear Channel. A letter was written today from the City Manager to AC Transit's General Manager stated that the receptacles must be serviced more frequently.

The Committee reviewed the locations that speaker, Gary Bookout spoke about during public comments.

Council Member Jones spoke about the generation of fast food litter, and the possibility of enforcing a fee. Director Ameri said that discussion will be brought back in September to this Committee as a first step. Council Member Mendall requested that it include additional potential requirements for number of cans, placement and frequency, and potential taxes and fees placed on them for mitigation.

Council Member Mendall spoke about the need for more cans in addition to the downtown. He recommended new cans be added at Mission Blvd., Hesperian Blvd., Industrial Blvd., and Tennyson Road. He requested staff revisit the location of the cans. Director Ameri responded that the placement will be redone and will return to the Committee prior to implementation.

9. Update on Waste Management Franchise Implementation (Oral Report)

Director Ameri presented Vera Dahle-Lacaze. She described the status of the implementation of the various services included in the City’s new Franchise Agreement with Waste Management. She explained that implementation has focused on providing outreach materials to single-and multi-family property owners and managers and businesses regarding the new and continued services and the rates for those services.

Council Member Mendall asked if anyone has complained about the increased garbage bill. Director Ameri responded that complaints have been very few in part because the increase was a reasonable amount and based on sound reasons.

10. Suggested Sustainability Committee Quarterly Meeting Topics for 2015

Alex Ameri presented the tentative meeting topics for 2015.

Council Member Mendall suggested informational only reports be delayed or put as Informational, if policy reports are ready to go.

COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS:

Erik Pearson pointed out September 10 is a short week with Labor Day and Admissions Day.

ADJOURNMENT: 6:19 p.m.

Attendance	Present 6/18/15 Meeting	MEETINGS		
		Present to Date This Fiscal Year	Excused to Date This Fiscal Year	Absent to Date This Fiscal Year
Greg Jones	✓	4	1	0
Dianne McDermott	0	0	0	6
Al Mendall*	✓	5	0	1
Laura Oliva**	0	5	1	0
Francisco Zermeño	✓	5	1	0

✓ = Present 0 = absent X = excused
* Chair
** Vice Chair