

CITY COUNCIL SUSTAINABILITY COMMITTEE MEETING
Hayward City Hall – Conference Room 2A
777 B Street, Hayward, CA 94541-5007
October 30, 2019
4:30 p.m. – 6:22 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
- Francisco Zermeño, City Council Member

Staff:

- Alex Ameri, Director of Public Works
- Allen Koscinski, Facilities & Buildings Manager
- Alyse Lui Lightfoot, Hayward Animal Services
- Carol Lee, Management Analyst
- Crissy Mello, Senior Secretary
- Erik Pearson, Environmental Services Manager
- Gary Nordahl, City Building Official
- Jack Steinman, Climate Corps Fellow
- Jan Lee, Assistant Public Works Director
- Jeff Krump, Solid Waste Program Manager
- Kait Byrne, Management Analyst
- Maria Hurtado, Assistant City Manager
- Michael Barnes, Acting Revenue Manager
- Nicole Grucky, Sustainability Specialist
- Todd Rullman, Maintenance Services Director

Others:

- Brittany Richards, LifeWest Chiropractic College
- Bryan Bautista, LifeWest Chiropractic College
- Dennis Uyat, Hayward Resident
- Jonathan Kevllves, Senior Business Development Manager, Ameresco
- Kali Klotz, Municipal Coordinator, Waste Management of Alameda County
- Margarita Sanchez, Hayward Resident
- Rudell O'Neal, Hayward Resident
- Stacy Lee, Hayward Resident, Alameda County Office of Sustainability
- Tom Francis, Water Resources Manager, Bay Area Water Supply & Conservation Agency
- Virginia Harrington, Public Sector Manager, Waste Management of Alameda County

PUBLIC COMMENTS

Public comments included a request for an ordinance banning single-use plastics and a complaint regarding a specific criminal activity and the City's response.

1. Approval of Minutes of Council Sustainability Meeting September 17, 2019

The item was moved by Council Member Zermeño, seconded by Councilmember Márquez, and approved unanimously.

2. Approach to Meeting Hayward's 2025 Zero Net Energy Goal

Erik Pearson, Environmental Services Manager, provided the Committee with an update to the September 17 CSC agenda item on meeting the City's Zero Net Energy (ZNE) goal. The report presented a draft scope of work to hire a consultant to help determine the preferred approach to meeting the City's goal of achieving ZNE for electricity and natural gas use for the City's facilities by 2025. The draft RFP detailed the scope of work and its five tasks.

Council Member Márquez asked for clarification on the timeline for implementing the projects identified to which Mr. Pearson responded that it would depend on some identified Capital Improvement Projects (CIP). Council Member Zermeño expressed his support for the RFP and inquired about making all City vehicles electric, including large vehicles. Alex Ameri, Director of Public Works, stated that much larger batteries are required in larger fleet vehicles, and technology still hasn't quite met the demand. The City would start with electrification of more passenger vehicles.

There was also an inquiry about implementing solar in City parking lots. Director Ameri explained that the best use of energy for parking lots is net metering, and the City's parking lots currently only require lighting. He stated that staff would research options for the City's parking lots.

Council Member Mendall asked staff to consider modifying the ZNE goal to include electrification of the City's fleet to count as offsets toward the City's ZNE goal.

The item was moved by Council Member Mendall, seconded by Councilmember Zermeño, and approved unanimously.

3. Bay Area Water Supply & Conservation Agency (BAWSCA) Pilot Water Transfer

Assistant Public Works Director, Jan Lee, introduced the item and explained the one-time pilot water transfer proposed by BAWSCA. During the pilot water transfer, Hayward would switch its water supply and receive water from the East Bay Municipal Utility District (EBMUD), instead of the San Francisco Public Utilities Commission (SFPUC). This would require Hayward to modify its water system operations and pump water in the reverse direction for delivery to its customers.

Assistant Director Lee proposed the pilot water transfer be scheduled during the planned maintenance shutdown of the SFPUC Hetch Hetchy system in January 2020. She emphasized to the Committee that this would be a one-time occurrence. In addition, the

City would be reimbursed for its role in the pilot water transfer, and an agreement specifying key terms would be in order prior to the transfer.

Council Member Márquez asked how residents would be informed of the transfer. Assistance Director Lee replied that sensitive water customers would be notified first by mail and then information would be posted on the City's website. Director Ameri commented that the water will be different but assured the quality will remain similar to that of SFPUC and received locally.

Director Ameri added that staff has been very clear with BAWSCA that this is a one-time occurrence, and there is no intention to switch water suppliers. Any future water transfers will be reserved for planned critical maintenance and emergencies. Council Member Márquez inquired about the City's staffing capacity for the transfer. Assistant Director Lee confirmed that there is sufficient staff to coordinate the transfer. Council Member Mendall commented that residents may not notice a different taste to the water but may notice a difference in water pressure.

The Committee supported the pilot water transfer and request staff to present the item to Council on December 17, 2019.

4. Revised Draft Electrification Reach Codes for 2019 California Energy Code and California Green Building Standards Code.

Erik Pearson, Environmental Services Manager, touched upon the requests from the Committee at the September 17, 2019 CSC meeting. He presented a revised draft ordinance to address the electrification of buildings and vehicles in new construction. The proposed Reach Code would modify Part 6 (California Energy Code) to require or encourage all-electric construction and Part 11 (California Green Building Standards Code, aka CALGreen) of the California Building Code to increase the requirements for electric vehicle (EV) charging equipment.

The revised draft ordinance removed mixed fuel as an option for new low-rise residential buildings and incorporated a few other minor changes. Requirements for existing buildings were recently considered but are not recommended.

Mr. Pearson explained how a local amendment to the State Code will be required to phase out natural gas, and the codes will need to be adopted every three years. Council Member Zermeno asked if items could be recommended but not required. Mr. Pearson confirmed that they could. Council Member Márquez inquired about funds to enforce the ordinance. Director Ameri responded that staff is open to working with EBCE and acknowledged the importance of policies to keep up with reach code requirements.

Council Member Zermeno questioned why low-carbon concrete was not included in the ordinance. Mr. Pearson informed the Committee that staff has been focusing on the electrification aspects of the Reach Code. Nicole Grucky, Sustainability Specialist, added that StopWaste is currently researching green building standards for concrete. The Committee asked staff to re-visit concrete on a future agenda item and begin considering how the City's natural gas lines might be repurposed. The Committee members were all in favor of presenting the draft Reach Code to Council in November.

The item was moved by Council Member Mendall, seconded by Councilmember Márquez, and approved unanimously.

5. SB 998: Water Shutoff Protection Act - New Law Governing Discontinuation of Residential Water Service for Delinquent Bills

Michael Barnes, Acting Revenue Manager, presented the report on Senate Bill 998, the Water Shutoff Protection Act. It was signed into law in September 2018 to provide additional protections for residential water customers before the discontinuation of water service due to nonpayment of water bills. The new law requires all public water systems, with more than 200 connections, to have a written policy on discontinuation of residential water service by February 1, 2010.

Mr. Barnes detailed the additional requirements including, but not limited to, providing the 60-day shut off notice in languages other than English and the extended time given prior to water shut offs. He explained that prior to the new bill, the City has a history of being extremely flexible with payment arrangements with its customers. The bill also protects residential water customers with medical conditions, provided they submit supporting medical documentation stating water shut off could be detrimental to their health.

Council Member Zermeno expressed his concern with shutting off water to any resident and suggested a lien on the homeowner in place of water discontinuation. Director Ameri informed the Committee that delinquencies are placed on property taxes, and delinquent accounts have reduced since implementation of this practice. Council Member Zermeno agreed with this implementation but preferred to see a non-discontinuation option. Council Member Márquez praised the social equity lines of the bill and the included social and economic sustainability factors in the staff report. The Committee approved placing the item on the Council consent calendar for December 17, 2019.

The item was moved by Council Member Mendall, seconded by Councilmember Márquez, and approved unanimously.

6. Greenhouse Gas Emission Reduction Goals

Nicole Grucky, Sustainability Specialist, presented the report recommending the City establish greenhouse gas (GHG) emission goals for 2025 and 2030 and a carbon neutrality goal for 2045 to replace the City's current targets.

Miss Grucky detailed the City's updated GHG emission inventory data showing the City's emissions decrease from 2005 - 2017. She stated that with the help of East Bay Community Energy (EBCE) and their Brilliant 100 product, the City is on track to meet its 2020 goal. She added that the proposed goals are ambitious, but with the assistance of BayREN, EBCE and utility incentive programs, the City could meet these goals.

Council Member Mendall commented that the City once questioned how it would meet its original sustainability goals, but it succeeded. He requested a more aspirational goal of 30% by 2025 instead of the proposed 27%. Council Member Márquez agreed and expressed her confidence in the City reaching these goals. Council Member Zermeno suggested there be more publicity on Hayward being one of the top green cities in the

Nation. He also suggested environmental awards recognizing those individuals doing their part to reduce GHG emissions. There was an inquiry about the cost to make existing homes electric, to which Director Ameri responded that it would be roughly \$10,000 per home. Council Member Márquez suggested there be incentives for residents to convert to all electric.

The Committee agreed the report should be presented to the Planning Commission and then to the City Council for adoption. The item was moved by Council Member Zermeño, seconded by Councilmember Márquez, and approved unanimously.

7. Proposed 2019/2020 Agenda Planning Calendar

Erik Pearson, Environmental Services Manager, listed the upcoming agenda items. Council Member Mendall asked staff to add a report on low carbon concrete. Council Member Zermeño also asked staff to include the service schedule to the upcoming litter reduction report.

The item was moved by Council Member Zermeño, seconded by Councilmember Márquez, and approved unanimously.

ORAL UPDATES

Erik Pearson, Environmental Services Manager provided an update on the recent energy efficiency workshop that was held on October 26, 2019 in Spanish and the upcoming workshop in English on November 4, 2019. He also added that Hayward Unified School District wishes to work more with the City with sustainability programs.

The success of the Fall compost giveaway was discussed, and staff noted that approximately 800 households participated.

COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS:

No announcements or referrals were made.

ADJOURNMENT: 6:22 p.m.

MEETINGS

Attendance	Present 10/30/19 Meeting	Present to Date This Fiscal Year	Excused to Date This Fiscal Year	Absent to Date This Fiscal Year
Elisa Márquez	✓	3	0	0
Al Mendall	✓	3	0	0
Francisco Zermeño	✓	3	0	0