



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
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Cover Memo

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CITY COUNCIL SUSTAINABILITY COMMITTEE MEETING

Hayward City Hall - Conference Room 2A
777 B Street, Hayward, CA 94541-5007

September 10, 2015
4:30 p.m. - 6:30 p.m.

MEETING MINUTES

CALL TO ORDER: Meeting called to order at 4:30 p.m. by Chair Al Mendall, Council Member.

ROLL CALL:

Members

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

Staff:

- Kelly McAdoo, Assistant City Manager
- Alex Ameri, Utilities & Environmental Services Director
- David Rizk, Development Services Director
- Arianna Bankler-Jukes, Coro Fellow
- Corinne Ferreyra, Senior Management Analyst
- Erik Pearson, Environmental Services Manager
- Jennifer Yee, Sustainability Technician
- Mary Thomas, Management Analyst I
- Michelle Koo, Landscape Architect
- Stacey Bristow, Deputy Director of Development Services
- Vera Dahle-Lacaze, Solid Waste Manager
- Tori Johnson, Senior Secretary (Recorder)

Others:

- David Tucker, Director of Community and Public Relations, Waste Management of Alameda County
- Jillian Buckholz, Director of Sustainability, California State University East Bay
- Sasha Stackhouse, Public Services Sector Manager, Waste Management of Alameda County
- Leah Mowery, Mills College

PUBLIC COMMENTS

None.

1. Approval of Minutes of June 18, 2015

Alex Ameri, Director of Utilities & Environmental Services, noted a correction to be made: the date on the minutes should read June 18, 2015. Minutes were approved with this correction.

2. Zero Net Energy (ZNE) Policy for City Buildings

Director Ameri introduced the item and indicated a memo was supplied to the Committee with a change in the numbers to be consistent with the policy that the State adopted.

Erik Pearson, Environmental Services Manager, presented the report on establishing a policy of Zero Net Energy (ZNE) for all new City buildings. He explained that ZNE is defined as a building that produces as much energy as it consumes over the course of a year.

Council Member Zermeño suggested installing solar panels in the municipal parking lots to make them ZNE. Discussion ensued regarding the challenges related to achieving ZNE, and that achieving maximum energy efficiency in buildings is a key to making ZNE possible. Director Ameri noted that the new Library is going to be ZNE only, because solar panels will be able to be put on top of the City Municipal parking structure next door. Council Member Zermeño asked about energy efficiency in older homes. Director Ameri agreed that basic recommendations can be included for the eventual expansion of ZNE to residential homes.

Council Member Jones asked why ZNE cannot be implemented now rather than wait for State's 2025 requirement. Director Ameri explained that staff may need to prepare a life cycle cost analysis for implementing ZNE now and present it to Council along with a recommendation. Council Member Mendall suggested it may be more feasible to do ZNE if the generation does not have to be built on-site. He recommended changing the implementation timeline to either January 2016, or to January 2017 if more lead time is needed.

Council Member Zermeño made a motion recommending the policy be implemented at the earliest opportunity. The motion was seconded by Council Member Jones, and it was passed unanimously.

3. State Model Water Efficient Landscape Ordinance Revision

Director Ameri introduced Michelle Koo, Landscape Architect, and Corinne Ferreyra, Senior Management Analyst, to present an update on the State Model Water Efficient Landscape Ordinance Revision. Michelle Koo summarized the State's updates. Corinne Ferreyra spoke about opportunities to enhance the existing ordinance and go beyond what the State has suggested.

Council Member Mendall asked about banning all ornamental turf or requiring a variance to provide clarity to the rule. Staff discussed this, and said it will be researched.

Council Members Zermeño and Jones supported the four recommendations.

Council Member Mendall commented about avoiding sparse planting. Michelle Koo responded that while

a design may appear sparse in the beginning, it may look fuller at maturity.

Council Member Jones commented that multi-family residences in particular tend to be more dense projects and the landscape and open space needs to be thought out, and managed well so that the residents can have access to green spaces.

4. Options for Addressing Litter from Take-Out Food & Beverage Establishments

Erik Pearson, Environmental Services Manager, presented the report. He stated the purpose of the report was to address litter from fast food restaurants, convenience stores, mini-marts, liquor stores and tobacco shops, to provide a range of options, and to receive direction from the Committee.

Council Member Zermeño commented that we have to be careful about not being perceived as anti-business with the implementation of some of the options. He commented that staff is going in the right direction.

Council Member Jones observed that litter is not the problem, it is behavior. He suggested a fee for businesses that generate litter pollution with an option to reduce the waste at the source. He appreciated the ideas and recommended staff continues to be creative.

Council Member Mendall also commented on the option of recouping costs, and lowering the fee if the business makes an effort to clean up their litter. He suggested being more aggressive with those sources where the litter is originating.

Council Member Zermeño asked that staff speak to businesses one-on-one before installing a fee, and allow them to get rid of the litter on their own.

Council Member Mendall commented that he is in favor of the vacant property maintenance rules, which staff had recommended.

5. Sustainability Education and Outreach

Director Alex Ameri introduced Mary Thomas, Management Analyst I, who gave a brief overview of current sustainability education and outreach activities, and presented a proposed Outreach Plan for 2016 and 2017.

Council Member Mendall commented favorably on the four-part framework, and the Go-Green challenges. He suggested looking for campaigns that are not overwhelming and that will make people feel successful, and cautioned about taking on too much.

Council Member Zermeño suggested focusing on educating the youngsters.

Council Member Jones observed that food waste is not being put in green bins, and is an important message to work on. He also observed that competition is likewise important and can generate good results.

Council Member Zermeño suggested putting messages on dumpsters. David Tucker, Director of Waste

Management of Alameda County's Community and Public Relations, responded that it could be explored.

6. Sustainability Metrics

Director Alex Ameri introduced Jennifer Yee, Sustainability Technician, who presented a brief report on the metrics that are central indicators of overall progress toward the City's sustainability goals.

Council Member Mendall said the primary goals were good, however secondary metrics are not necessary at this point. He commented favorably on the dashboard, and suggested the addition of being able to see how close we are to meeting the trend.

Council Member Zermeño agreed with Council Member Mendall.

Council Member Jones commented that he likes to see progress on a goal.

Council Member Mendall said he is looking forward to having the data.

7. Waste Reduction Report - Annual Update on Recycling Programs

Director Ameri introduced Vera Dahle-Lacaze, Solid Waste Manager. She gave a brief presentation on the annual waste reduction report, and an update regarding implementation of the City's contract with Waste Management of Alameda County. She introduced the newest member of Waste Management's team, Sasha Stackhouse, Public Sector Services Manager.

Ms. Dahle-Lacaze reported that the City's diversion rate for 2014 was 76%, which is the highest of larger cities in Alameda County.

Council Member Zermeño questioned if Big Belly units have been installed on Tennyson Road. Director Ameri answered that they have.

8. Recycled Water Project Update

Director Alex Ameri made a brief presentation. He explained how Hayward has a long range program to produce recycled water within the next two to three years. Currently, the Water Pollution Control Facility has a small system that produces water that is good for wash-downs and some other uses at the Plant, and are investing in doubling the capacity of reclaimed water. This reclaimed water will be available for use by contractors, City's street sweepers, landscapers, etc., and that the water will be available in the next few months.

Council Member Zermeño asked if it is currently being used to irrigate City trees. Director Ameri responded that it is being used for that purpose as the capacity is being expanded.

Council Member Mendall commented that he sees good progress.

9. Public Litter Containers - Revised Locations for New Containers Throughout the City

Erik Pearson, Environmental Services Manager, gave a brief report on the revised placement plan for new public receptacles to locate more of them in commercial areas outside of the downtown. He explained

that 19 more exposed aggregate containers have been added near convenience markets, fast food establishments, gas stations, and bus stops.

Council Member Zermeño appreciated the containers added on Tennyson Road and Depot and Hesperian near the gas station. Council Member Mendall suggested asking Burger King to add some containers.

Mr. Pearson said that based on recent feedback, a revised set of criteria for evaluating locations of new containers is attached to the report, and feedback is requested.

Council Member Mendall asked about the process for moving a can to a better location or placing new cans. Director Ameri responded that if a recommendation is received, staff will be more than happy to place one from the inventory.

Council Member Zermeño asked if all the Big Bellys have been placed. Erik Pearson answered that all but a few of the Big Bellys have been placed, and the City has yet to receive the exposed aggregate containers.

10. Update on Community Choice Aggregation

Erik Pearson, Environmental Services Manager, presented an update on Community Choice Aggregation. He explained that the County's Steering Committee approved the RFP that was released on August 10, 2015, and that proposals are due September 24, 2015. Recommendations are expected to be presented to the Board of Supervisors in December 2015, and a consultant will start on the technical study in December 2015.

11. Suggested Sustainability Committee Quarterly Meeting Topics for 2015

Council Member Mendall asked about discussing setting a goal date for when the City's municipal operations will be producing 100% of its electricity needs.

Council Member Mendall recommended that if the Agenda continues to be ten to twelve items, that meetings be held bi-monthly rather than quarterly. Council Member Jones supported the recommendation.

COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS:

Director Ameri announced that the City is receiving the Beacon Award on October 1, 2015. He said in August the City's water usage was 42% below the usage in August 2013.

ADJOURNMENT: 6:34 p.m.

Attendance	Present 9/10/15 Meeting	MEETINGS		
		Present to This Fiscal Year	Excused to Date This Fiscal Year	Absent to This Fiscal Year
Greg Jones	✓	5	1	0
Al Mendall*	✓	6	0	1
Francisco Zermeno	✓	6	1	0

✓ = Present O = absent X = excused

* Chair