

WMA Board & Energy Council

Francisco Zermeño, **WMA President, EC 2nd Vice**

President

City of Hayward, WMA, EC

Tracy Jensen, **WMA 1st Vice President**

City of Alameda, WMA, EC

Dave Sadoff, **WMA 2nd Vice President**

Castro Valley Sanitary District, WMA

David Mourra, **EC Interim President**

City of Emeryville, WMA, EC

David Haubert, County of Alameda, WMA, EC

Jennifer Hansen-Romero, City of Albany, WMA, EC

Mark Humbert, City of Berkeley, WMA, EC

Jean Josey, City of Dublin, WMA, EC

Yang Shao, City of Fremont, WMA, EC

Ben Barrientos, City of Livermore, WMA, EC

Matthew Jorgens, City of Newark, WMA, EC

Ken Houston, City of Oakland, WMA, EC

Rita Duncan, Oro Loma Sanitary District, WMA

Lorrel Plimier, City of Piedmont, WMA, EC

Matt Gaidos, City of Pleasanton, WMA, EC

Xouhoa Bowen, City of San Leandro, WMA, EC

Jeff Wang, City of Union City, WMA, EC

Timothy Burroughs, Executive Director

AGENDA

**MEETING OF THE
ALAMEDA COUNTY WASTE MANAGEMENT
AUTHORITY BOARD (WMA)
AND
THE ENERGY COUNCIL (EC)**

WEDNESDAY, JUNE 25, 2025

3:00 P.M.

***IN PERSON MEETING LOCATION:*
STOPWASTE BOARD ROOM
1537 WEBSTER STREET, OAKLAND, CA**

This meeting will be conducted in a hybrid model with both in-person attendance and Teleconference participation:

Teleconference location #1 118 Glashaus Loop, Emeryville, CA

Teleconference location #2 Fremont City Hall, 3300 Capitol Ave. Building A, Fremont, CA

Teleconference location #3 Dublin City Hall, 100 Civic Plaza, Dublin, CA

Teleconference location #4 806 Pierce Street, Albany, CA

Teleconference location #5 2928 Linden Avenue, Berkeley, CA

Teleconference location #6 123 Main Street, Pleasanton, CA

Teleconference location #7 22493 Bayview Ave Hayward, CA

Teleconference location #8 Newark City Hall, 37101 Newark Blvd., Conf. Rm 1, Newark, CA

Teleconference location #9 Heritage House, 4501 Pleasanton Ave, Pleasanton CA

Teleconference location #10 30065 Skylark Court, Hayward, CA

Teleconference location #11 34009 Alvarado-Niles Road, Union City, CA

Members of the public may attend in person at the Board Room, or the addresses listed above or by:

1. Calling US+1 669 900 6833 and using the Webinar ID 896 0065 1346
2. Using the [Zoom](#) website or App and entering meeting code 896 0065 1346

During the meeting the chair will explain the process for members of the public to be recognized to offer public comment. The process will be described on the StopWaste website at <http://www.stopwaste.org/virtual-meetings> no later than noon, Wednesday, June 25, 2025.

The public may also comment by sending an e-mail to publiccomment@stopwaste.org. Written public comment will be accepted until 3:00 p.m. on the day prior to the scheduled meeting. Copies of all written comments submitted by the deadline above will be provided to each Board Member and will be added to the official record. Comments will not be read into the record.

In accordance with the Americans with Disabilities Act, if you need assistance to participate in this meeting due to a disability, please contact the Clerk of the Board at (510) 891-6517. Notification 24 hours prior to the meeting will enable the agency to make reasonable arrangements to ensure accessibility to this meeting.

AGENDA

I. CALL TO ORDER

II. ROLL CALL OF ATTENDANCE

III. **ANNOUNCEMENTS BY PRESIDENTS** - (Members are asked to please advise the Board or the Council if you might need to leave before action items are completed.)

IV. OPEN PUBLIC DISCUSSION FROM THE FLOOR

An opportunity is provided for any member of the public wishing to speak on any matter within the jurisdiction of the Boards or Council but not listed on the agenda.

V. **CONSENT CALENDAR** - The Consent Calendar contains routine items of business. Items in this section will be acted on in one motion for both the WMA and EC, unless removed by a member of either Board. Members of the WMA who are not members of the EC will vote as part of the Consent Calendar vote, but their votes will not be considered in connection with any EC items.

Page

1 1. **Approval of the Draft WMA & EC Minutes of May 28, 2025**

VI. REGULAR CALENDAR

5 1. **Executive Director Contract Amendment (Francisco Zermeño, WMA President)**
That the Waste Management Authority Board amend the Executive Director Employment agreement.

9 2. **Public Hearing and Annual Adoption of Fee Collection Report for Household Hazardous Waste Fee (Pat Cabrera, Nisha Patel & Cindy Dzib)**
That the WMA Board hold a public hearing on the Fee Collection Report and approve by resolution the Fee Collection Report for FY 2026.

13 3. **Reappointment to the Recycling Board – Board member Wang (Timothy Burroughs)**
That the Waste Management Authority Board reappoint Board member Wang to a two-year term on the Recycling Board ending June 27, 2027.

15 4. **Election of WMA Officers for Fiscal Year 2026 (Timothy Burroughs)**
That the WMA Board elect officers for Fiscal Year 2026.

17 5. **Election of Energy Council Officers for Fiscal Year 2026 (Timothy Burroughs)**
That the Energy Council elect officers for Fiscal Year 2026.

6. **Interim appointment(s) to the Recycling Board for WMA appointee unable to attend future Board Meeting(s) (Timothy Burroughs)**
(Planning Committee & Recycling Board meeting will be held on Thursday, July 10, 2025 at 4:00 p.m. at StopWaste, 1537 Webster Street, Oakland, CA)

VII. MEMBER COMMENTS AND COMMUNICATIONS FROM THE EXECUTIVE DIRECTOR

IX. **ADJOURNMENT – TO WMA & EC MEETING JULY 23, 2025 AT 3:00 P.M.**

DRAFT

**MINUTES OF THE MEETING OF THE
ALAMEDA COUNTY WASTE MANAGEMENT
AUTHORITY BOARD (WMA)
AND
THE ENERGY COUNCIL (EC)**

**Wednesday, May 28, 2025
3:00 P.M.**

**IN PERSON MEETING LOCATION:
STOPWASTE BOARD ROOM
1537 WEBSTER STREET, OAKLAND, CA**

I. CALL TO ORDER

President Zermeño called the meeting to order at 3:00 p.m. Timothy Burroughs explained the process that would be utilized during the meeting. A link to the process is available here: [Virtual-Meetings- Instructions.](#)

II. ROLL CALL OF ATTENDANCE

WMA & EC

City of Alameda	Tracy Jensen, WMA, EC
City of Albany	Jennifer Hansen-Romero, WMA, EC
City of Berkeley	Mark Humbert, WMA, EC
Castro Valley Sanitary District	Dave Sadoff, WMA
City of Dublin	Jean Josey, WMA, EC
City of Emeryville	David Mourra, WMA, EC (Interim EC President)
City of Fremont	Yang Shao, WMA, EC
City of Hayward	Francisco Zermeño, WMA, EC (WMA President)
City of Livermore	Ben Barrientos, WMA, EC
City of Oakland	Ken Houston, WMA, EC
City of Newark	Matthew Jorgens, WMA, EC
Oro Loma Sanitary District	Rita Duncan, WMA
City of Piedmont	Lorrel Plimier, WMA, EC
City of San Leandro	Xouhoa Bowen, WMA, EC
City of Union City	Jeff Wang, WMA, EC

ABSENT

County of Alameda	David Haubert, WMA, EC
City of Pleasanton	Matt Gaidos, WMA, EC

Staff Participating

Timothy Burroughs, Executive Director
Pat Cabrera, Administrative Services Director
Justin Lehrer, Operations Manager
Alma Freeman, Communications Manager
Jennifer West, Program Manager
Arliss Dunn, Clerk of the Board
Richard Taylor, WMA Legal Counsel

Others Present

Jason Schmelzer, Shaw Yoder Antwih Schmelzer & Lange
Dylan Hoffman, Shaw Yoder Antwih Schmelzer & Lange
Olivia Thomas, Shaw Yoder Antwih Schmelzer & Lange

III. ANNOUNCEMENTS BY PRESIDENTS

There were none.

IV. OPEN PUBLIC DISCUSSION FROM THE FLOOR

There were no public comments.

V. CONSENT CALENDAR

1. Approval of the Draft Joint WMA, EC, and PC&RB Minutes of April 23, 2025

2. Alameda County Reusable Bag Ordinance Amendment

Staff recommend that the WMA Board adopt the ordinance set forth in Attachment A. Ordinance 2025-01 revises Ordinance 2016-02 so that SB 1053 rules (banning plastic bags at checkout) will apply to Alameda County affected stores.

There were no public comments for the Consent Calendar. Board member Barrientos moved approval of the Consent Calendar, and Board member Sadoff seconded.

The Clerk called the roll: WMA Vote: 16-0 EC Vote: 16-0

(Ayes: Barrientos, Bowen, Duncan, Hansen-Romero, Houston, Humbert, Jensen, Jorgens, Josey, Mourra, Plimier, Sadoff, Shao, Zermeño. Nays: None. Abstained: None. Absent: Gaidos, Haubert, Wang)

VI. REGULAR CALENDAR

1. FY 2026 Budget Adoption (Timothy Burroughs & Pat Cabrera)

That both the Waste Management Authority and the Energy Council hold public hearings and adopt their respective budget resolutions (Attachments A and B).

Timothy Burroughs reminded the Board that they had received a comprehensive presentation of the combined Agency budget for Fiscal Year 2026 Budget at the joint meeting on April 23 but wanted to highlight a few additional points. Mr. Burroughs provided an overview of the Agency's three overarching goals focused on food waste prevention and reduction, increasing circularity in the local economy, and improving building efficiency and advancing sustainable building materials. Mr. Burroughs added, at the request of Board member Josey, an addendum that shows the prior year budget and actuals. A link to the staff report and the presentation is available here: [WMA-EC-FY26-Budget-memo.pdf](#).

The combined proposed FY 2026 budget totals approximately \$38 million, with the following breakdown:

- WMA: \$ 18,524,030
- Energy Council: \$ 9,978,425
- Recycling Board: \$ 9,488,387

Mr. Burroughs informed the Board that the Agency has built up reserves to offset declining landfill tipping fee revenues and is planning to diversify revenue sources in the future. In September, staff will present to the Board some recommendations for how to best diversify our revenues over time. Additional time was provided to the Board for discussion and for clarifying questions. An audio link to the discussion is available here: [WMA-EC-FY26-Budget-Discussion](#).

President Zermeño opened the public hearing. There were no public comments, and the public hearing was closed. Board member Jensen moved approval of the Consent Calendar, and Board member Bowen seconded. The Clerk called the roll: WMA Vote: 17-0 EC Vote: 17-0 (Ayes: Barrientos, Bowen, Duncan, Hansen-Romero, Houston, Humbert, Jensen, Jorgens, Josey, Mourra, Plimier, Sadoff, Shao, Wang, Zermeño. Nays: None. Abstained: None. Absent: Gaidos, Haubert)

2. Update to Legislative Positions for 2025 (Jennifer West)

Staff recommend that the Boards adopt the stated positions on the bills outlined in the staff report.

Timothy Burroughs introduced the item. Jennifer West provided an update to the Board on the legislative positions discussed at the March 26, 2025 WMA meeting. Agency lobbyists, Jason Schmelzer, Dylan Hoffman, and Olivia Thomas were available to answer questions and provide feedback. A link to the staff report and the presentation is available here: [2025-Leg-Update-memo.pdf](#).

Additional time was provided to the Board for questions. An audio link to the discussion is available here: [2025-Leg-Update-Discussion](#). President Zermeño thanked Ms. West for the presentation.

There were no public comments on this item. Board member Humbert motioned that the Board adopt a neutral position on AB 306 (Schultz) Building regulations: state building standards. Board member Mourra seconded the motion. Board member Josey made a substitute motion that the Board proceed with the staff recommended positions outlined in the staff report. Board member Bowen seconded the substitute motion. The Clerk called the roll, and the substitute motion prevailed by a vote of 17-0: (Ayes: Barrientos, Bowen, Duncan, Hansen-Romero, Houston, Humbert, Jensen, Jorgens, Josey, Mourra, Plimier, Sadoff, Shao, Wang, Zermeño. Nays: None. Abstained: None. Absent: Gaidos, Haubert)

3. Interim appointment(s) to the Recycling Board for WMA appointee unable to attend future Board Meeting(s) (Timothy Burroughs) (WMA only)

(Planning Committee & Recycling Board meeting (2025 StopWaste Environmental Leadership Awards) will be held on Thursday, June 12, 2025 at 4:00 p.m. at StopWaste, 1537 Webster Street, Oakland, CA)

There were no requests for an interim appointment.

VII. MEMBER COMMENTS AND COMMUNICATIONS FROM THE EXECUTIVE DIRECTOR

There were none.

VIII. CLOSED SESSION

There were no public comments prior to the closed session. The Board adjourned to closed session at 4:05 p.m.

1. Pursuant to Government Code Section 54957
PUBLIC EMPLOYEE PERFORMANCE EVALUATION
Title: Executive Director
(confidential materials provided separately)
2. Pursuant to Government Code Section 54957.6
CONFERENCE WITH LABOR NEGOTIATORS
Agency Designated Representatives: Board Members Jensen, Mourra, Sadoff, and Zermeño
Unrepresented Employee: Executive Director
(confidential materials provided separately)

There were no reportable items from the closed session.

IX. ADJOURNMENT – TO WMA & EC MEETING ON JUNE 25, 2025 AT 3:00 P.M.

The meeting was adjourned at 4:35 p.m.

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DATE: June 25, 2025
TO: Waste Management Authority Board
FROM: Francisco Zermeño, WMA President
SUBJECT: Executive Director Contract Amendment

SUMMARY

At the WMA meeting in May, the Board reviewed the annual performance evaluation for Executive Director Timothy Burroughs. The performance evaluation was conducted by an Evaluation Team that included Board Members Tracy Jensen (1st Vice President), Dave Sadoff (2nd Vice President), David Mourra (Energy Council Interim President), and me.

Based on his outstanding performance and input from the full Board, the Evaluation Team recommends a 2.7% salary increase (\$7,940) for fiscal year 2026, effective the first pay period for FY 2026.

RECOMMENDATION

That the Waste Management Authority Board amend the Executive Director Employment Agreement.

Attachment:

Amendment to Agreement for Employment as Executive Director of the Alameda County Waste Management Authority

**AMENDMENT TO
AGREEMENT FOR EMPLOYMENT AS EXECUTIVE
DIRECTOR OF THE ALAMEDA COUNTY WASTE
MANAGEMENT AUTHORITY**

This agreement is between the ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY (“WMA”) and Timothy Burroughs (“Employee”) and provides:

WHEREAS, WMA hired Employee as Executive Director of WMA beginning on July 12, 2021, pursuant to an agreement dated May 20, 2021 (“Employment Agreement”) and amended in 2022, 2023, and 2024; and

WHEREAS, WMA desires to continue to employ Employee as Executive Director and amend the Employment Agreement based on Employee’s positive annual review for fiscal year 2025 by increasing Employee’s salary by 2.7% from \$294,089 per year to \$302,029 per year effective June 22, 2025 (first pay period in July consistent with pay adjustments for Authority staff).

NOW THEREFORE, in consideration of the mutual covenants contained herein the parties agree as follows:

1. Section 5(a) of the Employment Agreement is ~~amended as~~ **replaced with the text** shown below:
 5. SALARY.
 - (a) Effective June 22, 2025 , WMA agrees to pay Employee \$302,029 (three hundred two thousand and twenty nine dollars) per annum (“salary”) for his services, payable in installments at the same time as other employees of WMA are paid. WMA may increase this base salary based on the results of the performance evaluation as described in Section 7.
2. All other terms of the Employment Agreement remain in full force and effect.
3. This Agreement may be executed by electronic signature, which shall be considered as an original signature for all purposes and shall have the same force and effect as an original signature. Without limitation, “electronic signature” shall include faxed versions of an original signature or electronically scanned and transmitted versions (e.g., via pdf) of an original signature.

[Continued next page]

WMA:

By: _____
Francisco Zermeño, President
Alameda County Waste Management Authority

Date: _____

APPROVED AS TO FORM:

By: _____
Richard S. Taylor
Authority Counsel

Date: _____

EMPLOYEE:

By: _____
Timothy Burroughs

Date: _____

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DATE: June 25, 2025

TO: Waste Management Authority Board

FROM: Pat Cabrera, Administrative Services Director
Nisha Patel, Management Analyst
Cindy Dzib, Program Manager

SUBJECT: Public Hearing and Annual Adoption of Fee Collection Report for Household Hazardous Waste Fee & Program Overview

SUMMARY

At the June 25, 2025, Waste Management Authority (WMA) Board meeting, staff will ask the Board to approve the FY 2026 Fee Collection Report, as required annually by the Household Hazardous Waste (HHW) Collection and Disposal Fee Ordinance. The Fee Collection Report lists all the parcels in Alameda County subject to the HHW fee, together with the fee amount for the parcel. The annual fee is \$7.80 per residential unit through FY 2029.

Staff will also provide an overview of the HHW program and share the programs and services available to Alameda County residents to safely and conveniently recycle and dispose of household hazardous waste. Since 1992, StopWaste has served as the fiscal sponsor of the program and oversees outreach and promotional efforts. The Agency’s paid digital media campaign, coupled with direct mail, newsletter, social media, and cross promotional support from Member Agencies and Agency projects, has been key to raising awareness and participation at our four facilities and one-day events.

BACKGROUND

At the May 29, 2014, WMA meeting, the Board adopted HHW Ordinance 2014-1: "Ordinance Establishing a Household Hazardous Waste Collection and Disposal Fee." This fee, in combination with the HHW landfill tip fee, supports the four HHW facilities (Fremont, Hayward, Livermore, and Oakland), as well as annual one-day collection events throughout the county.

Under the Ordinance, a Fee Collection Report (FCR) must be approved by the WMA Board each year prior to placing the fee on the Alameda County property tax roll. A proposed FCR was publicly noticed earlier this month. The purpose of the notice of the FCR is to allow residential property owners subject to the fee to provide updated information about the number of units on their property, since the fee applies to each unit. The FY 2026 Fee Collection Report includes changes that property owners have requested throughout the year and during the review of the 2024 Fee Collection Report. Requests for changes have been included in the proposed FCR as indicated in the draft linked below.

The Fee Collection Report lists all the parcels in Alameda County subject to the **fee together with the fee amount for the parcel. The Fee Collection Report may be viewed [here](#)**. (please be aware that the file is very large and will take time to download).

The fee is capped at \$9.55 per residential unit per year and is adjusted every five years based on an analysis of past and projected program expenditures. Pursuant to the requirements of the ordinance, an analysis of the program was conducted, and the findings presented to the WMA board at its March 27, 2024, meeting. The Board approved adjusting the annual fee to \$7.80 per residential unit beginning in FY 2025 through FY 2029, at which point it will be recalculated for the subsequent five years based on HHW program operational and funding needs, subject to the \$9.55 cap in the Ordinance.

RECOMMENDATION

That the WMA Board hold a public hearing on the Fee Collection Report and approve by resolution the Fee Collection Report for FY 2026.

Attachment:

Resolution Adopting the Fee Collection Report

**ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY
RESOLUTION #WMA 2025 - 03**

**MOVED:
SECONDED:**

**AT THE MEETING HELD JUNE 25, 2025
THE ALAMEDA COUNTY WASTE MANAGEMENT AUTHORITY AUTHORIZES ANNUAL ADOPTION
OF
THE FEE COLLECTION REPORT**

WHEREAS, the Household Hazardous Waste Collection and Disposal Fee Ordinance (adopted by Ordinance 2014-01 and amended by Ordinance 2019-01) establishes a Household Hazardous Waste Collection and Disposal Fee, and

WHEREAS, the annual fee of \$7.80 per residential unit is effective through June 30, 2029, and

WHEREAS, the ordinance requires that a Fee Collection Report describing each parcel of real property with one or more households served by the Household Hazardous Waste Collection and Disposal Program, the number of households on each parcel described, the amount of the charge for each parcel for the year, and whether the Fee is to be collected on the tax roll or by other means be approved by the WMA Board each year prior to placing the fee on the Alameda County property tax roll, and

WHEREAS, the Fee Collection Report for Fiscal Year 26 has been prepared and has been reviewed by the Board and made available for public review; and

WHEREAS, legal notice of the public hearing for adoption of the Fee Collection Report has been duly published; and

WHEREAS, on June 25, 2025 the Board held a public hearing at which comments from all interested parties were heard and considered by the Board.

NOW THEREFORE, BE IT RESOLVED that the Alameda County Waste Management Authority hereby approves the Fee Collection Report for Fiscal Year 2026.

Passed and adopted this 25th day of June 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAINED:

Arliss Dunn, Clerk of the Board

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DATE: June 25, 2025
TO: Waste Management Authority Board
FROM: Timothy Burroughs, Executive Director
SUBJECT: Reappointment to the Recycling Board – Board member Wang

SUMMARY

Board member Jeff Wang, City of Union City, has served one two-year term on the Recycling Board and is eligible for reappointment to a second two-year term. He has indicated a willingness to serve a second two-year term. The current term expires June 27, 2025.

RECOMMENDATION

That the Waste Management Authority Board reappoint Board member Wang to a two-year term on the Recycling Board ending June 27, 2027.

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DATE: June 25, 2025
TO: Waste Management Authority (WMA) Board
FROM: Timothy Burroughs, Executive Director
SUBJECT: Election of WMA Officers for Fiscal Year 2026

SUMMARY

Authority officers’ terms are on a fiscal year basis. Since the end of June concludes the Agency’s fiscal year, it is time for election of new WMA Board officers, effective July 1, 2025.

DISCUSSION

Francisco Zermeño (Hayward) from South County is the current President, Tracy Jensen (Alameda) from North County is the current First Vice President, and Dave Sadoff (Castro Valley Sanitary District) from East County is the current Second Vice President.

It is customary, but not required by policy, for each officer to ‘advance one level’ each year. Therefore, the Board may choose to elect First Vice President Tracy Jensen to serve as President, and current Second Vice President Dave Sadoff as First Vice President. The Authority must then elect a Second Vice President.

Authority policy calls for the geographic origin of officers to rotate each year. The next Second Vice President should therefore be from South County. The county’s geographic designation is determined by the member’s supervisorial district boundary:

- North County is defined as Alameda, Albany, Berkeley, Emeryville, Oakland, Piedmont and Unincorporated Alameda County.
- South County is defined as Fremont, Hayward, Newark, Oro Loma Sanitary District, San Leandro, and Union City.
- East County is defined Castro Valley Sanitary District, Dublin, Livermore, and Pleasanton.

RECOMMENDATION

That the WMA Board elect officers for Fiscal Year 2026.

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DATE: June 25, 2025
TO: Energy Council
FROM: Timothy Burroughs, Executive Director
SUBJECT: Election of Energy Council Officers for Fiscal Year 2026

SUMMARY

Energy Council Officers’ terms are on a fiscal year basis. Since the end of June concludes the Agency’s fiscal year, it is time for election of new officers for FY 2026, effective July 1, 2025.

DISCUSSION

David Mourra (Emeryville) is the current First Vice President serving as the Interim President; and Francisco Zermeño (Hayward) is the Second Vice President.

It is customary, but not required by policy, for each officer to “advance one level” each year. Therefore, the Energy Council may choose to elect First Vice President Mourra to serve as President and current Second Vice President Zermeño as First Vice President. The Energy Council would then elect a new Second Vice President.

Unlike the Waste Management Authority, the Energy Council does not need to consider geographic origin within the county when electing officers. At its inception, the Energy Council was interested in ensuring that the officers were not all from large or small member agencies. Larger agencies might be defined as those with more than one vote on the Energy Council, in recognition that they have larger populations than the other agencies. The agencies with more than one vote are the City of Oakland (3), County of Alameda (2), City of Hayward (2), and City of Fremont (2).

RECOMMENDATION

That the Energy Council elect officers for Fiscal Year 2026.

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**July 2025
Meetings Schedule**

**Alameda County Waste Management Authority, the Energy Council, Source Reduction &
Recycling Board, and Programs and Administration Committee**

(Hybrid meetings are held at StopWaste Offices unless otherwise noted)

SUN	MON	TUES	WED	THURS	FRI	SAT
		1	2	3	4 AGENCY HOLIDAY	5
6	7	8	9	10 9:00 A.M. Programs & Administration Committee Key Items: 1. Food Date Labelling <hr/> 4:00 P.M. Planning Committee & Recycling Board Key Items 1. Food Date Labelling	11	12
13	14	15	16	17	18	19
20	21	22	23 3:00 P.M. Waste Management Authority & Energy Council Key Items: 1. Interim RB appointments for August & September 2. BayREN ABAG contract 3. Altamont property and carbon farming overview	24	25	26
27	28	29	30	31		

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Energy Council
TECHNICAL ADVISORY GROUP (TAG)
Tuesday, May 20th, 2025 – 1:00 pm to 2:00 pm

Attendance (all virtual):

Alameda County: Ali Abbors, Emily Sadigh, Karen Cook, Naomi Schroeder (Fellow)
City of Alameda: Jenna MacKouse (Fellow)
City of Berkeley: Valerie Nguyen, Ammon Reagan, Sarah Moore
City of Emeryville: Violet Rice (Fellow)
City of Fremont: Kranti Kapur, Allyn McAuley
City of Hayward: Mireille Vargas, Stephanie Dumont, Erik Pearson
City of Livermore: Tricia Pontau
City of Oakland: Shayna Hirshfield-Gold, Nick Kordesch, Gabe Mugalian (Fellow)
City of Piedmont: Andrew Kaplowitz (Fellow)
City of Pleasanton: Megan Campbell
City of Union City: Mayank Patel
StopWaste: Jennifer West, Timothy Burroughs, Karen Kho, Maria Hart, Natalia Guerrero, Ben Cooper

Introductions

StopWaste Budget Update - Timothy Burroughs, StopWaste

- Annual budget will be considered by the Board. We are in a strong financial position.
- Discretionary budget is \$12.7M (similar to a city's General Fund)
 - BayREN funding is separate (Energy Council funding) at about \$9M
 - 89% of the discretionary budget comes from the AB 939 facility fee (\$4.34/ton), Measure D landfill surcharge (\$8.23/ton), and the import mitigation fee (\$4.53/ton)
- Landfill tipping fees are StopWaste's main funding source
- The budget is about the same as last year, and our revenues are designed to decline over time. We built up a fund balance of about \$21.4M and we will bring revenue diversification options to our Board in September 2025.
- Total budget with all funding (including pass-throughs): \$37.9M
- The Budget document for FY 2026 is on our website linked [here](#)

City of Berkeley Building Emissions Saving Ordinance (BESO) Upgrade - Ammon Reagan and Valerie Nguyen, City of Berkeley

- Small residential buildings account for 1/3 of Berkeley's GHG emissions
- BESO has different requirements based on building size, 1-4 unit properties would be part of the current "time of sale" program in this upgrade
 - Requires energy/electrification assessment prior to sale of home
 - Home Energy Score can be used to fulfill this requirement
- In 2023 staff began working with a technical advisory committee to develop policy that would incorporate mandatory upgrades, and held stakeholder feedback sessions
 - Adopted by City Council in 2025

- Two key takeaways from this effort include: a need for financial incentives for heat pumps and the need for flexibility in requirements
- New BESO Requirements
 - Maintain current requirements and add that a buyer would need to complete upgrades within three years of the time of sale.
 - “Flexible resilience standard” means having a list of measures to choose from with different credit values. Each building needs to meet minimum of 6 credits from that list.
 - The cheapest and easiest way to comply is to install a heat pump water heater or complete an electrical panel upgrade (6 credits each).
 - The program sets up an escrow deposit with \$5,000 total split between the buyer and the seller. The escrow amount will be refunded once the property is compliant. The escrow amount can be accessed earlier if funds are needed for the project.
 - If a heat pump water heater or space heating/cooling system are installed, the home would be compliant but would still need an assessment to confirm.
 - There are exemptions for income-qualifying first-time home buyers.
- Questions:
 - Was there any pushback from Planning/Building Depts? No major pushback as they were engaged along the way. The priority is clear communication with all parties to avoid any permit center overload.
 - What about cities without strong renter protections? Berkeley does not have a large number of single-family rentals; duplexes with renters are included under phase one. Staff are working with the rent board on rent adjustments tied to HVAC upgrades.
 - Who covers costs if upgrades exceed \$5K escrow? The buyer pays the difference.
 - When/how is escrow released? The buyer receives the \$5K when upgrades are completed. The seller sees it as a \$2.5K resilience upgrade credit.
 - Any feedback about applying this in other cities? Realtors are cautious. Suggest regional alignment to avoid market flight.
 - Oakland staff expressed interest in forming a multi-city BESO collaboration group.

BayREN Commercial Programs Overview - Ben Cooper, StopWaste

- BayREN Business program: Eligible for ‘hard to reach businesses’ which includes businesses owned by people with English as a second language, ones that lease their space, or those that have 25 or fewer total employees
 - The program focuses on lighting and refrigeration upgrades
- BayREN Refrigerant Replacement Program (BRRR):
 - This program is in pilot mode, and it is not currently available in Alameda County, but it will be available later this year, exact date TBD.
 - This program serves small businesses in Disadvantaged Communities (DACs) or low-income designated areas, that have remote condensing units. Common issues that are addressed include leaking refrigerants, inefficient units, or those with refrigerants that have high global warming potential (GWP).
 - The program provides technical and financial assistance to upgrade remote condensing units.

- If you have any questions about the BayREN Business or BRRR programs, please reach out to Ben at bcooper@stopwaste.org. More information will be provided through a presentation at the September TAG meeting.

Announcements

- Energy Council Board update - budget was considered at the 5/28/25 meeting. [Topic Brief](#) linked on Agency budget goals.
- BayREN Codes held a CALGreen training in April. Share if you are interested in a future one.
- BayREN Public Sector Incentive Pilot Survey on Decarbonization Projects. Please complete and share with colleagues whose input would be most helpful! [Link here.](#)
- [CCEC Forum](#) is July 9-10 in San Jose. Please connect with our team if you are attending.
- The Catalyst Convenings are supported by the California Climate & Energy Collaborative (CCEC) and UC Berkeley Possibility Lab. They will have one before the CCEC Forum on July 8. More info here: <https://fruition.swoogo.com/CatalystConveningSanJose>
- Has your jurisdiction taken a position on AB 306 (which would pause building code updates for six years)?
 - One jurisdiction prefers amendments
 - One joined the Green Cities California (GCC) joint opposition letter
 - One submitted an Oppose Unless Amended letter