

MINUTES

ENERGY AND RESOURCE MANAGEMENT COMMITTEE

MARCH 19, 2008

- CALL TO ORDER:** Chairman McNelly called the meeting to order at 7:30 a.m.
- MEMBERS PRESENT:** Committee Members Adamson, Avera, Lucero, McCormack, McNelly, Roberts, and Twineham
- MEMBERS ABSENT:** Bassett, Mitchell, Petrella
- PUBLIC PRESENT:** None
- STAFF PRESENT:** Phyllis Garrova, Revenue & Utility Services Manager, Dave Schickling, Water System Manager, Mark McGee, MG Disposal, Senior Planner Allen, and Clerical Support Norton
- APPROVAL OF MINUTES:** Minutes of February 20, 2008 approved as amended

INTRODUCTIONS/ROLL CALL:

None

DISCUSSION ITEMS

Old Business:

- c) Update from Water Systems Manager on Metropolitan Water District (MWD) rate increase and waterless urinals.

Water Rate Increases - The City's water rates will increase 5-7% which is about \$2.60 a month beginning July 1, 2008. Sewer fees will not increase and are not related to the water rates. The Emergency Water Conversation Plan is in progress and it is hopeful that information will be available within the next couple of weeks.

Waterless Urinals - Seven urinals at City Hall will be replaced and six adjusted at a cost of \$1,800. Currently a time frame has not been established to see if the waterless urinals might be appropriate for other facilities.

McNelly – noted that the biggest issue with waterless urinals is maintenance and odor.

New Business

None

ACTION ITEMS

a) Recommendation on Construction and Demolition Ordinance to City Council

Gavarró – Stated the goal is to simplify, and clarify. Those parts that were cumbersome were removed. The changes are as follows:

All recycling wording throughout Chapter 5.16 was replaced by the words waste management.

5.16.020 Definitions - Covered project has been added to the definitions – Covered project means any project for which a permit is required that consists of demolition work regardless of cost, or any construction or renovation project or competitively bid public works construction project, in which the total cost is, or is reasonably estimated to be, \$50,000 or more.

Adamson – Referred to 5.16.020 under Definitions stating that he would like to see the words regardless of cost taken out and asked if the Ordinance talks about when a permit is required.

Allen – Permit refers to a Building or Demolition Permit -- maybe we need to specify what type of permit is being referred to. The wording could read *a covered project shall mean any project for which a Building or Demolition permit is required that consists of demolition, construction or renovation project over \$50,000.*

This will capture all of the small projects. If the project is \$50,000 or less (for construction or renovation) no permit is necessary. However, any demolition work regardless of cost would require a permit.

5.16.030 – Added applicability of Chapter to Covered Projects

5.16.010 – Diversion requirements – would the Committee recommend that the 50% diversion be changed to 50% or greater.

McCormack - suggested a higher threshold at 75% for commercial to distinguishing between residential and commercial developments or 50% or greater. Committee Member Adamson – said what about a project where the material, such as carpet, cannot be recycled for more than 50%. Chairman McNelly - said some carpet is recyclable.

McGee – stated the material is never the whole building you would still be able to recycle some of the material.

Garrova – stated she would change the wording in Section 5.16.010 to read 50% or greater

or as otherwise required by state law.

5.16.060 – Waste Management Plan Requirements was moved around and added the language proof of obtaining construction/demolition bin from the City's refuse provider in a form acceptable to the Compliance official. She is still working on improving the language.

Roberts – 5/16.060 A6 - Make sure the application/form has a check box to indicate the applicant has chosen to use an MG Disposal bin. MG will then give the applicant a receipt when they pick up the bin and that receipt can be signed during final inspection.

McNelly - 5.16.060 (A & B) – Volume and weight are both used. Delete volume and use the word weight to be consistent.

Avera – did not think the choice should be restricted to one contractor for demolition in case MG is no longer the City's waste provider.

McGee - In the case of demolition, a person can choose another contractor as long as they have their own bin. That hauler would have to provide documentation as to how they would provide diversion. (Section 5.16.070 Compliance, Item B) discusses proof of compliance.

5.16.070 – Appeals - a letter of appeal must be received within five business days of the date of the appealed decision. The appellant shall be given at least five business days notice by mail of time and place of hearing and notified within three business days of appealed decision.

Garrova - asked the Committee if a more reasonable time frame for appealed decision notification would be within five business days. The Committee agreed that five days is acceptable. Staff said the time required should be consistent with other hearing processes.

Committee questions/comments

Does the City have a list of permit types?

The Plan should clarify the types of projects that require a permit, and when is a demolition or building permit needed; can there be examples.

The definition of demolition is clear as long as people understand that every demolition does not necessarily need a permit.

Can an applicable Code Section be referenced in the wording?

How much is the fee for a demo permit?

Allen - the City's website talks about what projects need a permit. The Building Division is responsible for permits and we can make sure the website is clear.

Allen – said under Covered Project the Building Code Section can be referenced when a permit is required. The fee for a demo permit is typically based on square footage. The

most common demo permit is tearing off a portion of a house; a detached garage or a roof. It is separate from the construction. The main reason for a demo permit is asbestos. A permit cannot be obtained until AQMD has given clearance. There will be no additional cost for the application.

Roberts – Make sure the application/form has a check box to indicate the applicant has chosen to use MG as their hauler.

MOTION made by Committee Member Adamson to APPROVE the changes to the Waste Management Plan as discussed, SECONDED by Committee Member McCormack and CARRIED by all present

Committee Member McCormack was excused

b) Recommendation on 2007 accomplishments and 2008 Goals to City Council

2007 Accomplishments

Allen – The Committee was provided with the annual draft Activity Report which summarizes the accomplishments of the previous calendar year. After review, and Committee support the report will be forwarded to the City Council to be placed in their reading file. Please note anything that should be changed. Staff recommends approval.

MOTION made by Committee Member Adamson to APPROVE the Activity Report in concept, SECONDED by Committee Member Twineham, and CARRIED by all present.

2008 Goals

Lucero – said he would like to see waterless urinals and energy conservation included in the 2008 goals. He suggested that conference rooms have occupancy sensors or separate switches so that lights do not remain on all of the time. He was not aware that an energy audit for City Hall had been done.

Avera – felt that it would be good to have the Maintenance Manager attend a meeting to discuss what Fullerton has done on energy management, water, power, room sensors, etc.

McNelly – would like an update on City's sewer lateral maintenance program, update on videoing the sewers, and update on WDL Program and Compliance which a component that includes the sewer system.

MOTION by Committee Member Avera, SECONDED by Committee Member Adamson and CARRIED by all present to APPROVE the 2008 Goals as AMENDED.

Adamson – said that Maintenance Director, Bob Savage attended a committee meeting about three years ago and gave a thorough presentation on what action the City has taken on energy conservation. There have been energy audits done. It is appropriate to have Mr.

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Savage come back with the latest information.

Twineham – stated the charge of the sub-committee is clear but wondered why is it taking so long to make a decision as to whether or not to sign the agreement.

Allen – shed light on the subject. What the committee decided to do in terms of an approach was to review the points of the agreement. Each Committee Member has surveyed other cities to get an understanding as to what they did before they signed onto the agreement or if they did not sign, why not, and to create an inventory of what Fullerton has and has not done. The sub-committee will report back in May.

New Business:

None

COMMITTEE/STAFF COMMENTS:

Lucero – requested a copy of the energy audit.

McNelly – mentioned an article that appeared in the Fullerton Observer regarding what is in your drinking water.

Compost Giveaway April 26, 2008

Next scheduled meeting April 16, 2008

Roberts – noted he will not be able to attend April meeting

ADJOURNMENT:

With no further business the meeting was ADJOURNED AT: 8:55 a.m.

Beverly Norton, Clerical Support