



MINUTES
SOLID WASTE MANAGEMENT COMMISSION
Monday, July 22, 2002
Solid Waste Management Center, 1201 Second Street

Solid Waste Management Division

Chairperson Carrie Sprague called the meeting to order at 7:10 p.m.

1. Roll call: Commissioners Present: Rachel Balsley, Rod Becker, Carrie Sprague
Commissioner Arriving After Roll Call: Kristine Johnson
Commissioners Absent: Howard Chong, Judith Maguire (Vice-Chair)
Staff: Rene Cardinaux, Becky Dowdakin (Secretary), Tom Farrell
Members of the Public: Sara MacKusick, Dave Williamson

2. Comments from the Public: None.

Because a quorum of the Commission was not available at the start of the meeting, and in deference to the invited guest (Rene Cardinaux), Chairperson Sprague reordered the agenda.

4. Old Business

b. Airco Building

Rene Cardinaux, Director of Public Works, described his rationale for deciding to move a portion of the Building Maintenance Division (BMD) into the Airco Building on Second Street. He stated that the first priority is to remodel the building for use by the Solid Waste Management Division (SWMD). Council had approved funding for the improvements several years ago, but due to an error in rolling over funds at the end of the year, the project was not allowed to proceed. Improvements would now cost \$3-400,000, but the City Manager has not approved funding for the project since the project stalled. Cardinaux recognizes that the current space for SWMD is inadequate, but he is optimistic that the City Manager and Council will approve funding for remodeling the Airco Building in the FY2003-4 budget cycle.

Cardinaux continued that the City must abandon the unreinforced masonry structures at the City's Corporation Yard. His plan is to move many of the employees assigned to that site into pre-fab buildings that will be set up in the parking lot. However, these pre-fab buildings will not be adequate for storage and shop space. Therefore, he plans to move the janitorial operations of the BMD into the Airco Building. Because janitors start work after the refuse workers finish work, the impact on parking should be reduced. All funds required for the move will come from streets, maintenance, or other non-refuse sources.

Cardinaux stated that it would be at least a year before BMD can move, during which time he will appeal the landmark status recently granted to the entire site. In addition, he will need to shepherd the project through the use permit process to address issues such as parking. Once BMD moves, Cardinaux anticipates a one or two year temporary stay. He is looking at alternative sites for the Corporation Yard, including the Clementina site, north of Codornices Creek on Second Street in Albany. The City of Albany owns this 10½-acre site, and could be interested in a joint project.

Dave Williamson, Ecology Center Operations Manager, noted that the building is not very big and there is very little parking. Cardinaux responded that the shift differential should relieve that problem, and that not all janitors will necessarily have to report to work at the Airco Building.

Becker asked where SWMD and the Customer Service Center were to be housed in the next two or three years, and if Cardinaux would commit to the duration of the temporary relocation of BMD? Becker further asked if the occupation of the Airco Building could be connected to a commitment to funding its rehabilitation for use by SWMD. Cardinaux responded he would make no commitment to the term but will commit to move BMD once Council approves funding for remodeling the Airco Building for SWMD use. He further stated that he was confident that Council would fund the project in FY03-04.

Commission members asked a variety of questions about past uses and configurations of the Airco Building and the nature of required improvements. Tom Farrell, Manager of Solid Waste and Recycling, and Cardinaux responded that the building had been used for a combination of office and shop space, and that the seismic work, roof, and removal of asbestos was completed long ago. Williamson noted that Ecology Center had proposed using the building with provision for showers, a conference room, and a green building education center. Commission members added that they would like to see a consolidate Refuse Customer Service Center located in the building.

Cardinaux volunteered to return to the Commission with a budget and plans for the temporary move of BMD before he takes action.

3. Approval of the June 24, 2002 minutes: Becker corrected his amendment to the resolution on batteries (Item 4a) to read "Work closely with recycling agencies in other Bay Area cities and Alameda County . . ." M/S Balsley/Johnson and approved 4/0/0.
4. Old Business (Continued)

a. Biodiesel Resolution

This item was continued to the next regular meeting without discussion.

c. Harrison Village Shelter

Farrell reported that Community Conservation Centers has installed an air monitoring system at the Buy Back. The air is being tested by the same consultant that is working for BOSS on analyzing the data collected from the air monitoring station at Harrison Field. Farrell has been responding to questions from City staff involved with the air quality issues for the Harrison Village shelter regarding the Transfer Station dust suppression system. He has been careful to point out that the dust suppression system is designed to improve the working environment of the transfer station employees and not to mitigate any dust that might be captured by the air system at Harrison Field. Farrell attested that the dust suppression is working well for its intended purpose.

Commission members engaged in a general discussion concerning the risks of particulate pollution to the resident population of the homeless shelter, and the children in particular. Farrell stated that the City had not identified an air quality standard for the neighborhood or the particular use, and Johnson pointed out that there were not different standards for different age groups.

Balsley stated that she did not believe that the Commission could have much influence on the Harrison Village project because the City had already committed thousands of dollars to it. She suggested trying to push for a shorter-term population for emergency housing. Becker agreed to draft a letter on behalf of the Commission, outlining their concerns, for consideration by the Commission at its next meeting.

5. New Business

a. Refuse Fund FY2003 Budget

Farrell reviewed for the Commission the FY2003 budget sheets that went out with the packet. The Refuse Fund budget is divided between thirty-two budget divisions, including the nine budget divisions in SWMD. The total FY2003 Refuse Fund budget is \$20,163,206.00, of which \$4,540,199.00 is used by divisions other than SWMD. In general, all budget lines were increased 5% over FY2002.

The Commission raised the following issues in discussing the budget: no budget for capital improvements, City raising funds through refuse rates rather than taxes, how to reduce burden on Refuse Fund for programs not related to refuse service.

Farrell further explained that the SWMD budget included approximately one million dollars in "unallocated expenses." These show up as negative figures in the expense budget, thereby lowering the total expenditures without decreasing any of the approved line item expenses. The directive is to reduce expenditures by the amount of unallocated expenses indicated, in whatever manner is possible. This is a way of cutting the budget without identifying what programs, services, or positions to cut. Becker asked if APWA did not have a requirement regarding accounting practices that might provide a clearer method of showing expenditure cuts. Becker volunteered to research accounting standards on unallocated funds.

Farrell agreed to provide definition of all non-SWMD uses of the Refuse Fund in FY2003, and a list of capital needs.

6. Staff updates: Dowdakin stated that she went to a hearing in Sacramento where **CIWMB** made a **finding of good faith effort** in terms of the City's compliance with AB939. This was a part of the standard Biennial Review, and though the City reached a 50% diversion rate in 1999, by 2000 the City had slipped to 49% diversion. The City was also subject to **Measure D Audit**, a five-year inspection of records on the spending of Measure D Funds provided by the Alameda County Waste Management Authority. Farrell noted that SWMD had received two new **CNG trucks**, but they have not yet hit the road due to some unresolved mechanical issues.

7. Future agenda items and meeting days: The next meeting will be August 26, 2002.
8. Adjourn: M/S Johnson /Balsley to adjourn the meeting. Motion carried 4/0/0. The meeting adjourned at 9:15 p.m.