

**DRAFT**

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

**Wednesday, December 18, 2024  
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**

County of Alameda	David Haubert, WMA, EC
City of Alameda	Tracy Jensen, WMA, EC
City of Berkeley	
Castro Valley Sanitary District	Dave Sadoff, WMA
City of Dublin	Jean Josey, WMA, EC
City of Emeryville	David Mourra, WMA, EC
City of Fremont	Yang Shao, WMA, EC
City of Hayward	Francisco Zermeño, WMA, EC (WMA President)
City of Livermore	
City of Newark	Mike Hannon, WMA, EC (EC President)
City of Oakland	Dan Kalb, WMA, EC
Oro Loma Sanitary District	Shelia Young, WMA
City of Piedmont	
City of Pleasanton	Jack Balch, WMA, EC
City of San Leandro	Bryan Azevedo, WMA, EC (alternate)
City of Union City	Jeff Wang, WMA, EC

**ABSENT**

City of Albany	Jennifer Hansen-Romero, WMA, EC
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**Staff Participating**

Timothy Burroughs, Executive Director  
Justin Lehrer, Operations Manager  
Kelly Schoonmaker, Senior Program Manager  
Ben Cooper, Program Manager  
Karen Kho, Principal Program Manager  
Arliss Dunn, Clerk of the Board  
Richard Taylor, WMA Legal Counsel

**Others Participating**

Marlene Dehlinger, Shute, Mihaly & Weinberger LLP  
Ashley Smith, Epic Wireless Group, LLC

**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, an PC&RB Minutes of November 20, 2024

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

The Clerk called the roll: WMA Vote: 14-0 EC Vote: 14-0

(Ayes: Azevedo, Hannon, Haubert, Josey, Kalb, Mourra, Sadoff, Shao, Wang, Young, Zermeño. Nays: None. Abstained: None. Absent: Balch, Hansen-Romero, Jensen)

#### VI. REGULAR CALENDAR

##### 1. New Cingular Lease on Agency Property (Kelly Schoonmaker)

That the Board hold a public hearing concerning the proposed lease, make a finding that the property subject to the lease will be used for compatible uses and that the lease will be of public benefit, and authorize the Executive Director to enter into a lease agreement with New Cingular Wireless, PCS, LLC.

Timothy Burroughs introduced the item. Kelly Schoonmaker provided an overview of the staff report and presented a PowerPoint presentation. Ashley Smith, Epic Wireless Group, and Marlene Dehlinger, Shute, Mihaly, Weinberger, were present to answer any questions. Ms. Schoonmaker informed the Board that the Agency owns and manages rangeland property with multiple tenants in the Altamont Hills. The Agency proposes to enter into a lease agreement for access and a utility trench with New Cingular Wireless PCS, LLC, who is installing a telecommunications tower on a neighboring property. Ms. Schoonmaker asked the Board to authorize the Executive Director to enter into a lease agreement with New Cingular Wireless PCS, LLC. A link to the report and the presentation is available here: [Cingular-Lease-Memo.pdf](#).

Additional time was provided to the Board for discussion and for clarifying questions. A link to the discussion is available here: [Cingular-Lease-Discussion](#).

President Zermeño opened the public hearing for public comment. Preston Jordan provided public comments. There were no other public comments, and the public hearing was closed. President Zermeño thanked staff for a very thorough presentation.

Board member Hannon moved approval of the staff recommendation, and Board member Kalb seconded. The motion carried 16-0. The Clerk called the roll:

(Ayes: Azevedo, Balch, Hannon, Haubert, Jensen, Josey, Kalb, Mourra, Sadoff, Wang, Young, Zermeño. Nays: None. Abstained: None. Absent: Hansen-Romero)

##### 2. 2025 Meeting Schedule (Timothy Burroughs)

That the Waste Management Authority Board (WMA) and the Energy Council (EC) approve the 2025 Meeting Schedule.

Timothy Burroughs introduced the item and asked that the Board approve the 2025 meeting schedule. There were no public comments on this item. Board member Sadoff moved for approval of the 2025 meeting schedule, and Board member Young seconded. The motion carried 16-0. The Clerk called the roll:

(Ayes: Azevedo, Balch, Hannon, Haubert, Jensen, Josey, Kalb, Mourra, Sadoff, Wang, Young, Zermeño. Nays: None. Abstained: None. Absent: Hansen-Romero)

##### 3. Interim appointment(s) to the Recycling Board for WMA appointee unable to attend future Board Meeting(s) (Arliss Dunn) (WMA only)

(Planning Committee and Recycling Board meeting on January 9, 2025 at 4:00 p.m. The meeting will be held at StopWaste, 1537 Webster Street, Oakland, CA)

## DRAFT

There were no requests for an interim appointment.

**EC President Hannon chaired the item.**

#### **4. Authorization to Accept Building Performance Standards Grant Funding (Ben Cooper and Karen Kho) (Energy Council Only)**

Adopt the attached Resolution authorizing the Executive Director to accept \$1,010,000 in fiscal years 2028-2030 for multifamily technical assistance services.

Timothy Burroughs introduced the item. Ben Cooper provided an overview of the staff report and presented a PowerPoint presentation. A link to the report and the presentation is available here: [BPS-Grant-Memo.pdf](#). Mr. Cooper asked that the Board adopt the attached Resolution authorizing the Executive Director to accept \$1,010,000 in fiscal years 2028-2030 for multifamily technical assistance services. An audio link to the discussion is available here: [BPS-Grant-Discussion](#).

There were no public comments on the item. President Hannon thanked Mr. Cooper for a very thorough report.

Board member Zermeño moved for approval of the 2025 meeting schedule, and Board member Kalb seconded. The motion carried 15-0. The Clerk called the roll:

(Ayes: Azevedo, Balch, Hannon, Haubert, Jensen, Josey, Kalb, Mourra, Shao, Wang, Zermeño. Nays: None. Abstained: None. Absent: Hansen-Romero)

#### **VII. MEMBER COMMENTS AND COMMUNICATIONS FROM THE EXECUTIVE DIRECTOR**

Timothy Burroughs acknowledged the outgoing Board members, Balch, Young, and Hannon. Board member Young stated that she would continue to serve on the Board as an alternate. The members were presented with a certificate of recognition and reusable gifts. Each Board member was provided an opportunity to express their sentiments for serving on the Board. Mr. Burroughs extended happy holidays to all.

#### **VIII. ADJOURNMENT – TO WMA&EC MEETING ON JANUARY 22, 2025 AT 3:00 P.M.**

The meeting was adjourned at 3:58 p.m.