

**DRAFT MINUTES OF THE REGULAR MEETING
CITY OF ALAMEDA PUBLIC UTILITIES BOARD**

July 17, 2023

1. ROLL CALL

President Serventi called the meeting to order at 5:09 p.m. On roll call, the following commissioners were present: President Serventi, Commissioner Giuntini, Commissioner Hunter, and City Manager Ott. Commissioner McKenna was absent.

2. ORAL COMMUNICATIONS – NON-AGENDA (Public Comment)

Maria Gallo, Alameda resident, expressed challenges with the automatic payment process including payment notification communications and customer service response.

3. ELECTION OF OFFICERS

- A. President
- B. Vice President
- C. Secretary

President Serventi recommended to delay Item 3 until the September meeting when all Board members could be present.

4. SPECIAL PRESENTATION

None.

5. CONSENT CALENDAR

- A. Minutes of the June 12, 2023, Regular Meeting of the City of Alameda Public Utilities Board
- B. Listing of Bills Paid – June 2023
- C. Financial Report – May 2023
- D. Treasurer’s Report for the Month Ending May 31, 2023
- E. By Motion, Accept the 2022 Power Source Disclosure Program Annual Report and Power Content Label for Alameda Municipal Power Product 1 and Product 2 to the California Energy Commission
- F. By Motion, Authorize the General Manager and City of Alameda Special Counsel to Execute a Confirmation and Task Order Under the Northern California Power

Agency Support Services Program Agreement for Electric Vehicle Charging Outreach and Technical Assistance Services Provided by CLEAResult Through December 17, 2025, with a Not-To-Exceed Amount of \$715,000

- G. By Motion, Authorize the General Manager to Request the Consent of the City Council to Solicit Bids and Sell Surplus Equipment and Trucks
- H. By Motion, Approve Updates to Alameda Municipal Power's Wildfire Mitigation Plan
- I. By Motion, Authorize the General Manager to Issue Purchase Orders to Howard Industries, Inc., in the Amount of \$126,000, with a Contingency of \$12,600, for a Total Not-to-Exceed Amount of \$138,600 per Material Specification No. MS 05-18-01

General Manager Procos pulled Item 5F for staff to provide a brief description.

Following a motion from Commissioner Giuntini and a second from Commissioner Hunter, the Board unanimously approved the balance of the consent calendar.

Assistant General Manager - Customer & Energy Resources Chris Ferrara described the program goals for Item 5F regarding multi-family electric vehicle (EV) charging opportunities.

Commissioner Hunter commented that she was pleased to see this item come forward, citing AMP's support for boosting low carbon fuel standard (LCFS) credits for the community while equitably including lower income tenants in EV adoption. Commissioner Hunter also encouraged partnerships and engagement with community-based organizations that have connections and relationships with targeted stakeholders, specifically mentioning Community Action for Sustainable Alameda (CASA) and the Alameda Renters Coalition (ARC).

City Manager Ott also expressed support of Item 5F and asked how this program would be marketed to generate interest. Assistant General Manager Ferrera indicated the rollout would be executed with CLEAResult and the City's Housing Authority. City Manager Ott asked if site assessments would be done for anyone that expresses interest or if AMP would proactively try to complete site assessments for multi-family landlords. Assistant General Manager Ferrera responded that the program has not yet developed its strategy for prioritization of requests.

President Serventi inquired about the definition for multi-family and Assistant General Manager Ferrera said that multi-family is defined as three or more units per property. General Manager Procos added context, indicating AMP has established relationships with several multi-family customers and that this program is designed as a turnkey program that, once approved, will be promoted to these customers. City Manager Ott

suggested prioritizing larger properties or deed-restricted affordable households as the program has limited resources.

Alameda Resident Ruth Abbe of CASA expressed the organization's support via workshops, outreach, and communications to residents to lobby property managers and owners to participate in order in the program to expand EV adoption across Alameda. Alameda Resident Ryan Bird, also with CASA, echoed Ms. Abbe's comments and recommended AMP look beyond traditional Level 2 charging and consider load-managed or Level 1 charging solutions in order to deliver more charging stations to multi-family properties in a more cost-effective manner.

With a motion from Commissioner Giuntini and a second from Commissioner Hunter, the Board unanimously approved Item 5F.

6. AGENDA ITEMS

A. For Information Only, 10-Year Substation Plan

Following a presentation by Engineering Manager Leonard Montilla, City Manager Ott inquired about financing options—including the use of fund balance versus financing—potential impacts on customer rates, and at what point in the process AMP would have those conversations with the Board. Mr. Montilla replied that AMP will address these costs after initial studies are completed and then create a plan for financing, implementation, and potential rate impacts.

Commissioner Hunter recommended exploring energy storage as a way to absorb peak loads during overstressed times, allowing major substation infrastructure upgrades to be deferred at a fraction of the cost. Mr. Montilla confirmed that this scenario would be included as part of the study.

President Serventi asked if the study would include distribution systems for locations, such as Bay Farm, that are farther distance from the substations. Mr. Montilla said the study would include this information as well as solutions for distribution that will support high demand areas. President Serventi remarked that this plan will also require collaboration between AMP and the City. He also inquired about the current no-cost land lease for the Jenny substation, and the need to explore different locations or potentially purchase that site outright once the lease with the US Navy expires. General Manager Procos indicated that AMP has had preliminary conversations with the US Navy that will continue to unfold over the next several years, citing a future fair market value lease rather than moving and re-establishing substation infrastructure elsewhere. President Serventi reiterated exploring the option to purchase the site from the US Navy. President Serventi then thanked Mr. Montilla for providing this plan and said that he looks forward to seeing the results of the study.

7. GENERAL MANAGER'S REPORT

General Manager Procos invited comments and questions on the report. Commissioner Hunter noted there was a significant decrease in lower income energy assistance programs participation due to customers not turning in their annual income verifications. General Manager Procos indicated that although some customers had to leave the program due to not completing annual income verification paperwork, AMP is conducting outreach and will place eligible customers back on lower income energy assistance programs as soon as their income verification paperwork is completed.

Commissioner Hunter asked if customers are receiving sufficient notice before they are taken off any assistance programs. Assistant General Manager - Administration Robert Orbeta indicated that customers are receiving multiple notifications, and noted that there has also been an increase in applications. Commissioner Hunter re-affirmed that although customers may have to leave the program due to incomplete paperwork, they are eligible to return to the program once they are income-verified. She asked if AMP uses only tax returns as qualified income documentation or if customers can submit other forms of documentation, such as proof of participation in other income-qualified programs. Assistant General Manager Orbeta said it is likely AMP accepts multiple forms of documentation, but would confirm that with Customer Service.

8. COUNCIL COMMUNICATIONS

City Manager Ott reported that Council approved the City's bi-annual budget during its June 20th meeting and noted that there is a general fund contribution included in the budget for the streetlight component of undergrounding as part of the capital improvement program. At its July 18th meeting, Council will consider development agreements to move forward on almost 700 units of housing which will require significant new infrastructure, including collaboration with AMP regarding load forecasting and other pre-development matters.

9. BOARD COMMUNICATIONS

None.

10. ORAL COMMUNICATIONS – NON-AGENDA (Public Comment)

Mayor Ezzy Ashcraft took the opportunity to thank the Board, General Manager Procos, and AMP staff for all their hard work, and made special acknowledgement of the dedicated service of outgoing Commissioner Giuntini.

11. ADJOURNMENT

President Serventi adjourned the meeting at 5:53 p.m.