

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

MINUTES

MONDAY, July 18, 2011, 6:30 PM

1. CALL TO ORDER

Garrett called the meeting to order at 6:34 p.m.

2. ROLL CALL

Present: Committee Members Beyaert, Clark, Garrett, Glendening, Gordon, Ham, Hanna, Hite, Kortz (6:37pm), Rosing, Smith, C., Smith, N., Soto (8:31pm), Sundance and Whitty.

Absent: Committee Members Gilbert, Helvarg, Martinez, Stello

Staff Present: Gayle McLaughlin, Mayor; Marilyn Langlois, Community Advocate, Mayor's Office; Craig K. Murray, Staff Liaison/Development Project Manager II, Community & Economic Development Department/Redevelopment; Carlos Privat, Deputy City Attorney, Ed Medina, Deputy Chief of Police, Chris Chamberlain, Parks Superintendent, La Shonda Wilson, Management Analyst, City Manager's Office.

3. WELCOME AND MEETING PROCEDURES

Garrett welcomed audience, explained meeting procedures and discussed the Speaker Card process.

4. AGENDA REVIEW AND ADOPTION

Garrett agreed with Beyaert's suggestion that item 6.3, of the June 20 Meeting Minutes could be corrected to remove the inconsistent "and end at 8:30 PM" while leaving approval of the minutes on the consent calendar. Beyaert then moved to accept the agenda amended as recommended by Chair Garrett to hear item 8.a as the first presentation. C.Smith seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

NONE

6. OPEN FORUM

Don Gosney, Richmond resident – commented on the choice of meeting venue, trouble recording meeting due to the room and side conversations and request to start meeting on time so speakers will not lose any time.

7. PRESENTATIONS, DISCUSSIONS & ACTION ITEMS

Item 8a on Rosenbergs Rules was heard first and information was presented by Privat. Privat answered questions and noted that Roberts Rules of Order are complex and work well for Parliament but in Richmond Rosenberg Rules are used by various public bodies such as the City Council, Planning Commission and Design Review Board. C.Smith moved to accept the presentation, Ham seconded and passed unanimously.

A. Establish Day, Time for posting PMCAC meeting agenda/packet

Ham indicated that Friday am rather than Friday noon would be better. Beyaert moved that agenda packet be available as early as possible on the Friday prior to each meeting but no later than noon, Ham seconded and passed unanimously.

B. Establish the following Sub-Committees: 1. By-Laws; 2. Clean-Up and Restoration; 3. Finance and Legal

Beyaert moved to establish 4 Sub-Committees: 1. By-Laws; 2. Clean-Up and Restoration; 3. Finance and 4. Legal, C.Smith seconded and passed unanimously.

- C. Assignments to Sub-Committees: 1. By-Laws; 2. Clean-Up and Restoration; 3. Finance and 4. Legal. Garrett checked with Committee members and general discussion to establish the following assignments to each of the four Sub-Committees: 1. By-Laws: Ham, Helvarg and Soto; 2. Clean-Up and Restoration: Gordon, Hanna, Glendening, Rosing, Clark, Kortz, Whitty, Beyaert, Sundance; 3. Finance: Ham, Glendening, Martinez; 4. Legal: Garrett, N.Smith, Stello.

D. Water Board Update on Site Clean-Up

George Leyva of the California State Regional Water Quality Control Board presented an update on Point Molate from US Navy efforts to current. Leyva introduced his new Supervisor Alec Naugle. Naugle replaces the retired John Kaiser. Leyva advised the Committee that a new Water Board Order for the adoption of the Site Cleanup Requirements is forthcoming and encouraged the Committee to participate in its review and comment. Leyva discussed the various IR sites at Pt Molate, received questions and expressed that the Water Board is working with Terraphase in regards a clean-up methodology.

E. Site Clean-Up Presentation – Terraphase Engineering

William Carson of Terraphase detailed clean-up process and methodology for each Pt Molate site. Carson responded to questions from audience and Committee members.

8. STAFF REPORTS

B. PRESENTATION BY CITY MANAGERS OFFICE REGARDING OPERATING BUDGET

1. LaShonda Wilson presented Operating, Receivables/Payables and Source of Funds Budget detail. Wilson noted that \$1.75 million in revenue have been received to date.
2. Kortz inquired of \$577,895. Morrison Forester contract for legal services. Wilson explained expenditures are for EIR, Land Use and Development Assistance to City Staff and for remediation
3. Garrett inquired about internal service fund being used for City staffing. Wilson explained yes and did not want costs to come out of general fund.
4. Wilson explained that Remediation budget is summarized in packet and details are provided to and reviewed by Project Manager Steve Duran. Wilson explained that Escrow fund is established with First American and the account details the costs
5. Wilson pointed out that \$5,765,460 has been paid to date for remediation and about \$22.85 million of the \$28.5M remains.
6. Beyaert inquired about Upstream & City administrative costs of \$800,000 in six months. Wilson explained that much of this expenditure is for work performed prior to obtaining the \$28.5 million and further information may be available from Legal,
7. Glendening indicated that Legal sounds like a lot of work at \$500,000/year and City expending another \$600-\$700,000/year.
8. Soto inquired about \$6 million spent on clean-up. Wilson explained that \$4 million of it is for insurance.
9. Mayor inquired about insurance costs if actual costs do go beyond \$28.5 million and who pays for the \$4.1M insurance. Mayor indicated that she thought Upstream would pay this amount.
10. Kortz inquired if \$4.1 million is additional cost just for insurance. Mayor stated yes.
11. Hanna inquired if the City and Upstream administrative costs for remediation can be reviewed. Garrett indicated that Legal Subcommittee can ask for and get to in the future.
12. Garrett inquired if operating at a \$500,000. deficit with \$1.6 million received and \$2.1 million spent. Wilson clarified that \$1.7 million received and \$1.6 million spent.

13. Beyaert inquired if Upstream is no longer paying for security and maintenance and anything not out of remediation that being paid out of by City General Fund. Wilson explained that expenditures is from last years budget but additional expenses will come out of general fund.

C. REPORT ON POINT MOLATE BEACH PARK

1. Chris Chamberlain, Park Superintendent, discussed his written report and observations of current state of Pt Molate Beach Park. Chamberlain indicated that basic vegetation maintenance principally for fire requirements are being performed and indicated that he does not have budget to perform improvements necessary to re-open park.
2. Deputy Police Chief Ed Medina provided a report regarding the public safety aspect to current Pt Molate Beach Park. Medina indicated that the remote location and difficult one way and vehicle parking/access poses problems for not only Police but fire and medical. Medina indicated that Beach Park area is patrolled but not a priority and necessity for private security on Point San Pablo Peninsula.
3. Beyaert stated park closed 10 years ago to cut costs when the City was in dire financial straits.
4. C.Smith stated that twenty-five years ago park was enjoyable place for families with kids with steam engine line accessing park and inquired if Park Supt. Knows of special nature of park
5. Chamberlain explained he knows of special nature of park being on bay shoreline and that there are few others in City. Chamberlain expressed interest in opening & operating park if there was budget and advised Committee of difficulties of closing a park and then trying to bring back to operational status.
6. Hanna inquired about redevelopment for project improvements.
7. Chamberlain indicated that there are significant American with Disabilities Act needs and has a number of deferred maintenance capital improvement items.
8. Soto referenced a Park Conditions Survey conducted by the West County HEAL Project.
9. Medina indicated that a survey should include Lighting
10. Ham inquired if the gate is closed at nightfall. Medina stated gate is used.
11. Garrett inquired how far off the beaten path is Pt Molate Beach Park. Medina stated that in is included in Beat 1.
12. Clark stated that he lives at Pt San Pablo Yacht Harbor and questions the cost of RPD versus DP Security. Medina stated cost for one RPD officer is a lot more and provided certain areas for analysis such as vehicle, officer, benefits, and a standard 8 hour shift would be in the \$200,000./year range.
13. Public Speaker Don Gosney indicated that in late 90's there were Rave Parties called Geek Fests. Nature of parties were described and break-ins to various buildings occurred and RPD response times took up to 15 minutes.
14. Beyaert addressed security concerns by comparing the small Pt. Molate Beach Park with EBRPD's 2,315-acre Point Pinole Regional Shoreline. Like Pt. Molate, there is only one entrance to Pt Pinole, and none of Pt. Pinole can be seen from any public road whereas Western Drive parallels Pt.Molate Beach closely. Also, when the gate is closed, the presence of a car parked on Western Drive is a clear sign that someone is visiting Pt.Molate Beach. He pointed our that DP Security could easily keep an eye on the beach park as part of their job to patrol the former Naval Fuel Depot 24/7.

15. Beyaert indicated that he would like to see the Park open and motioned that the Parks Superintendent in next month or two bring forward a proposal to open park as-is and open park with enhancements. Soto seconded with friendly amendment to take this to the Park & Recreation Commission first. Beyaert indicated that he would rather not. Beyaert provided photos of park & comparison of other parks regarding motion. Hanna seconded. Passed with Sundance in opposition.

9. CONSENT CALENDAR

1. Minutes of June 20, 2011 were approved unanimously and Committee moves extending meeting to 9:30pm.

10. FUTURE AGENDA ITEMS

1. Garrett discussed: 1. Update on General Plan; 2. LDA; 3. City Manager office clarification on \$800,000 administration costs; 4. Parks & Landscape re-presentation of costs to open park; 5. Clean-Up Committee report. Beyaert emphasized the importance of the LDA topic based on Upstream's decision regarding an alternative development proposal.

11. CITY COUNCIL LIAISON REPORTS

- a. Report by Mayor McLaughlin that Developer has not yet submitted an alternative proposal and was provided 120 days that ends approximately August 3. Additional information provided on building stabilization, City consultant Nichols Engineering reviewing work and inquiry regarding insurance funds as part of the \$28.5M allocation.

12. CHAIR AND SUB-COMMITTEE REPORTS

(Item continued to next regularly scheduled meeting of July 18)

13. Adjournment

Chair Garrett moved to adjourn meeting at 9:31pm. Whitty seconded. Passed unanimously.

14. SCHEDULED MEETINGS

Committee Meeting –

Monday, September 19, 2011, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza.

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison