

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

MINUTES

MONDAY, November 21, 2011, 6:30 PM

1. CALL TO ORDER

Garrett called the meeting to order at 6:32 p.m.

2. ROLL CALL

Present: Committee Members Beyaert, Garrett, Gilbert (6:37pm), Hanna, Helvarg, Hite, Kortz, Martinez (7:01pm), Smith, N. (6:36pm), Smith, C.(6:36pm), Sundance and Whitty.

Absent: Committee Members Clark, Rosing, Soto, 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.

3. WELCOME AND MEETING PROCEDURES

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

4. AGENDA REVIEW AND ADOPTION

Garrett reviewed Agenda items and briefed PMCAC on the idea scrum process and hold over item 8b to November 21 meeting. Whitty then moved to accept the agenda amended as recommended by Chair Garrett. Beyaert seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Garrett announced the recommendation of PMCAC to the Nov.26 Planning Commission and summary of the meeting and status of the Nov.15 Water Board item in front of City Council. Garrett reviewed the Scrum results with the PMCAC. Garrett announced that Susan Glendenning resigned as Chair of C&R Subcommittee, the Finance Subcommittee and the PMCAC. Garrett called on SubCommittees to make recommendation for replacement or Garrett will make an appointment at the next PMCAC meeting. Garrett invited Beyaert to review the same questionnaire used by the Blue Ribbon Committee and approved by City Council with current PMCAC to update this questionnaire completed 15 years ago. Beyaert announced funding of trail gap funding for access to Point Molate.

6. OPEN FORUM

Two speakers for Open Forum. Speaker Cordell Hendler, Richmond resident, spoke on need for new, smaller common-ground businesses in Richmond and expand existing restaurants; Speaker Don Gosney, Richmond resident, discussed Water Board extentions and what the City Council and PMCAC has completed during this time and to stay focused on necessary clean-up and restoration matters.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

A. Point Molate Clean-Up Day – The Watershed Project

Juliana Gonzalez of the Watershed Project presented information on her organization and through efforts of Beyaert and County Supervisor John Gioia's Office is desiring to hold a Clean-Up Day at Pt Molate on the Martin Luther King Jr. Day of Service. Beyaert spoke that this is a great way to connect with the Beach and the Beach Park and has a document that it is free from contamination and inquired if The Watershed Project (TWP) would like a Resolution in support. Mayor indicated that there will be a major clean up event at the Greenway scheduled already for this year and would not want both events be in conflict. Gonzalez indicated TWP participates in several events during the year and that Urban Tilth is lead for the Greenway event and it is marketed differently to adjacent residents. Mayor inquired who in City that TWP has met with in terms of sponsorship and cautioned not to put information out until authorized by City. Mayor indicated that this is

good to propose cleaning up Pt Molate but don't remember conflicting events on same day as Greenway clean-up. Gonzalez thought that this would be good to go the way of the County to support the Pt Molate shoreline event. Helvarg proposed that event receive support, Beyaert seconded with note that it is assisted with City support, vote was unanimous.

B. Discussion on Contractor/Staff Interaction Protocols

Garrett provided initial information need and coordination of information. Murray presented a basic request Log to track monthly requests by SubCommittees and prioritization of requests. Garrett inquired regarding a limitation of monthly requests and prioritization of items needed in between meetings. Whitty inquired to status of prior requests and in particular to Finance requests and Terraphase. Garrett provided detail with requests to Finance Department and Terraphase charges and need for timely data. Beyaert expressed concern of large amount of costs to Administrative overhead and Upstream against the \$28.5M of Navy funds and a report to show expenses. Whitty summarized that Committee does not have power but can make a recommendation. N.Smith clarified that these need to be informed recommendations. Sundance inquired to put up in a trust. Helvarg suggested financial and legal areas of request log with direct points of contact. Whitty indicated need Terraphase for Tentative Order response. Garrett indicated that it is due by April 12. McLaughlin suggested going to City Manager to identify point persons. Garrett indicated first would be a Request for Legal Opinion to fund the Repository and the PMCAC. Garrett summarized discussion and motioned that all requests, either by individual Committee Person or by Sub-Committee, go to PMCAC Chair and Vice Chair first. Chairs would then prioritize and forward to PMCAC Staff Liaison. Helvarg seconded. Vote was unanimous.

C. Presentation of Document Repository Resources

Garrett presented where to find links and information on Pt Molate including all LDA, EIR and Steve Duran monthly status reports. Garrett showed how to use the Geotracker information related to Water Board documents such as monitoring well documentation. Garrett encouraged PMCAC Committee to use these links and resources and become familiar and Garrett will email the live links. Public Speaker Don Gosney indicated that Repository is critical, needs to be accessible to public and needs to be maintained.

8. STAFF REPORTS

A. Presentation of Placed Based Developments and Bay Area Best Practices of Revitalization of Former Department of Defense Installations

Garrett introduced Brendan Webon and Laura Rose of KLMR to present Pt Molate constraints and thinking outside of the box. Brendan indicated that KLMR is a group of Urban Architects and Planners working in Sustainable Design. A variety of design concepts were presented as they relate to the existing landscape and buildings and experiences based on morphological features of the site including beach, hillside and relationships between persons, buildings and the water. Laura discussed the methodology of comparing other sites with built sites and highlighted case studies with Fort Baker and Crissy Field in San Francisco. Brendan provided a strategy with about six or seven different versions for Pt Molate. Laura indicated that these ideas are not prescriptive but ideas to be considered.

Garrett indicated that it is 8:30 and reviewed balance of Agenda to have five minutes for 8.B, to hold over the Consent Calendar, to move up the City Council Liaison Report. N.Smith motioned to only take 11 a,b and 12 a for balance of meeting and hold over all other items, Whitty seconded. Beyaert offered amendment and Garrett stated motion as 10 minutes for Q&A on item 8a, one speaker, to hear items 11a, 11b, and 12a and be done by 9:30pm. Helvarg seconded. Vote was unanimous. Garrett indicated that there could be a motion to

extend if meeting approaches 9:00 pm. Speaker Cordell Hendler questioned how much tax the City would receive if there was a hotel. Garrett explained that there are multiple tax opportunities such as Transient Occupancy Tax and Sales Tax depending on what is built. Committee Q&A Session with round-robin comments and passing of the microphones.

B. Presentation of Western Drive/I-580 Interchange Work and Bridge Deck Replacements through 2014

Garrett announced that the item is held over.

9. CONSENT CALENDAR

Two consent items relating to Minutes of October 17, 2011 and moving to an Action-Style Minutes were held over.

10. FUTURE AGENDA ITEMS

Garrett indicated that this item is held over.

11. CITY COUNCIL LIAISON REPORTS

a. Report by Mayor McLaughlin stated that the Committee's Role moving forward and City Council 120 day period up in mid-January. Mayor indicated one of the big purposes is this Committee's advice particularly during this period and the environmental remediation. Discussion of importance of City appointment of a contact person for environmental. Mayor questioned if is it Terraphase or look through fresh eyes and this is a key role for the PMCAC and land use and environmental is interwoven. Beyaert inquired on Declaratory Relief. Mayor indicated that she did not have an answer from Staff but could look into that further. Question if Terraphase has a legally binding contract to do clean-up. Mayor explained that Terraphase is the group based on the LDA and Mayor explained that she understands that one or another party could choose to remove itself from the partnership but believes as long as LDA is in effect then Terraphase is on board. Garrett explained that Upstream is prime and they have hired Terraphase. Mayor indicated that she believes the Agreement is separate and believes that it could carry on if both parties agree to.

Garrett indicated that it is 9:00pm and need motion to extend 20 minutes for By Laws. C.Smith motioned, Whitty seconded, vote was unanimous. Whitty asked if City consultant is on parallel track. Garrett indicated that they are strictly on City fulfilling obligations to regulatory agencies.

b. Item was held over.

12. CHAIR AND SUB-COMMITTEE REPORTS

- a. By-Laws: Public Speaker requested to speak after item is discussed. Helvarg summarized changes received from Legal such as no term limits and various changes as noted within the Board Packet. Committee comments on By Law revisions. Garrett indicated next step is to vote on final state. Helvarg suggested to retire Committee after the vote when final comes back next meeting. Speaker Gosney indicated that draft version with changes in packet is difficult to review and needs to be brought back. Mayor indicated that thought it was OK to approve. Murray confirmed that was process agreed on by PMCAC. Whitty moved to approve By Laws as presented, Garrett seconded. Vote was unanimous.
- b. Clean Up and Restoration: Garrett inquired if C&R report was loaded up on the laptop and then spoke on the TO issues with the Tribal Destination EIR. Discussion on Parkland and Open Space and the \$28.5 M and huge variances to \$40M+ that are in excess of what the Navy anticipated and City is on hook and must deliver to those levels. Garrett noted that the City depended on FEIR that will not clean-up to those levels and City still needs to have a Ground Water Management Plan. Beyaert indicated that he doesn't think there is a problem and the TO doesn't specify land uses but City will

specify land uses and then clean-up to those standards. Whitty questioned if insurance provides additional amount. N.Smith thought it doesn't provide if there is a different plan and questioned what can do about it. Garrett discussed options and thought it would be important to get in front of the Water Board. Discussion if Committee should meet and discuss. Whitty questioned if George Leyva knows what PMCAC concerns are. Garrett agreed and indicated that Leyva and Water Board granted an extension. Mayor suggested that Whitty and Garrett for the Committee may want to meet with City Staff and put out arguments, agree or disagree. Garrett asked who to meet with. Mayor indicated Bruce Goodmiller. Speaker Don Gosney indicated that Sub Committee needs to be knowledgeable to speak to Water Board. Committee discussed who will be Chair. Whitty declined and discussion regarding Stello to be Chair. Sundance suggested to disband Sub Committee because there is no staff, Beyaert that was on RAB is no longer on it and that all, including Mr. Gosney, should discuss. Garrett indicated that if it is disbanded then all the long drawn-out items need to be done at SubCommittee. N.Smith indicated that Garrett should be the one to present and Mayor indicated that Garrett should be the one to talk to Goodmiller.

- c. Finance: No report.
- d. Legal: No report.

A. Adjourment

Helvarg moved to adjourn meeting at 9:20pm. Garrett seconded. Passed unanimously.

B. SCHEDULED MEETINGS

Committee Meeting – .

Monday, January 16, 2011, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza – Date TBD due to MLK, Jr. Holiday

Monday, February 20, 2011, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza – Date TBD due to the Presidents Holiday

SubCommittee Meeting – Clean-Up and Restoration –

Tuesday, December 20, 2011, 6:30 p.m., Richmond Room, 450 Civic Center Plaza

Tuesday, January 17, 2012, 6:30 p.m., Richmond Room, 450 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison