

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

MINUTES

MONDAY, July 16, 2012, 6:30 PM

1. CALL TO ORDER

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

2. ROLL CALL

Present: Committee Members Beyaert, Christian, Garrett, Gilbert, Hanna (6:49), Hite, Kortz, Martinez (7:12), Rosing (6:36), Satre, Smith, N., Stello, Sundance and Whitty.

Absent: Committee Members Puleo, Smith C..

Staff Present: Gayle McLaughlin, Mayor; Craig K. Murray, Staff Liaison; Hector Rojas, Planning Department; LaShonda White, City Manager Department.

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 Agenda order. Whitty then motioned to approve the Agenda, Stello seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Garrett announced that the Steven Clark is auto resigned. Garrett noted a \$496,000. MTC Grant for South Richmond Priority Area and CAG has been working with MTC and getting involvement with DTSC. Beyaert announced City Council voted to proceed with trail design to Pt Molate and also announced a Greenbelt Alliance hike at Pt Molate to be held on August 18.

6. OPEN FORUM

Cordell Hender spoke to Pt. Molate being a good site for a Hotel, Restaurant and a Coffee Shop to bring in more jobs for the youth of the City.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

- A. Presentation of full project remediation cost projections and annualized budget/expense projections for proposed remediation of all sites at Pt. Molate.

Bill Carson of Terraphase provided a Power Point presentation of the remediation budget. Carson indicated that everything should be reflected in budget other than some small electrical and Nichols Consulting Engineers costs. Carson announced that \$23M under budget so far and \$22M is the estimate to get to end game and projection is to be \$300,000. under budget. Carson announced that certain items are not insured such as underground tank monitoring and regulatory oversight and legal and that this budget was originally prepared in 2006. Carson mentioned that \$300,000. was set aside for long term monitoring. Garrett indicated that need to balance this budget with other Pt Molate budgets and determine other non-remediation costs. Carson answered questions on budget needs for specific locations such as IR Site 3 and provided comments on Thermal Desorption such as lead in the soil will not be destroyed in this particular process and the clean over burden not addressed in the Thermal Desorption firm's proposal. Carson confirmed that the client, the City, will have the maximum flexibility being Multi-Family residential at this IR Site 3 with current remediation activities planned for in the budget.

Garrett requested Terraphase, through its client City authorization, to provide this budget by next month and cautioned that it is in the City's interest and Insurance Policy endorsement to monitor the budgets. Carson reflected that he only started developing the budget spreadsheet in the last few months. Carson received

questions on other locations and budget items and reviewed a Water Board inquiry if old petroleum spills could become anagenic and turn into methane and hydrogen sulfide.

- B. Presentation of draft proposed Pt. Molate annual report to Bruce Goodmiller by PMCAC as a whole.

Garrett reviewed process with Committee and noted that Bruce Goodmiller is the assigned Project Manager per the resolution for the PMCAC and noted that Goodmiller can review this at a future point. Garrett discussed purpose of this document and that this is way to show and summarize annual activities and for City Council to show if PMCAC is in or out of line of Committee expectations. Garrett summarized the Table of Contents in proposed draft and compared to standard items in other Committee reports. Garrett noted that there are two budgets one with Navy escrow funds for remediation and the Operating General Fund Budget and noted no Operating Budget items noted in FY12-13 budget.

- C. Scrum: Outreach Calendar/Program and funding – PMCAC as a whole.

Garrett indicated that this Scrum was originated by Committee Member Sundance as a need for PMCAC operating funds with realization of current state of City funding and to specifically seek grant monies to pay for various things such as Planning and Outreach. Garrett called for Public Speaker first. Public Speaker Cordell Hendler noted on this item that the East Bay Center for Arts can help based on their experience obtaining grants to help students, to use their location as a fundraiser and also to get Chevron to help with general planning. Open forum was conducted. Committee Members expressed their ideas as they had written.

8. STAFF REPORTS

- A. Committee Log for PMCAC inquiries to staff, contractors

Garrett noted that there are two new items to place in the inquiry tracker. Garrett noted that certain items still haven't been received such as FY 13 budget and Morrison-Foerster invoices and RLOs are six months old and LaShonda is on Family Leave until the Fall. Discussion that a Committee member could track items and there were no volunteers.

9. CONSENT CALENDAR

Beyaert motioned to approve the Consent Calendar and June 18, 2012 minutes, Martinez seconded. Passed unanimously.

10. FUTURE AGENDA ITEMS

Garrett called for future agenda items. Items discussed included the Draft Annual Plan, Speaker Michael Bolland, Edit the Outreach Brochure, and Annual Building Inspection Report. Hanna volunteered to open a PMCAC@gmail.com site for Brochure comments.

11. CITY COUNCIL LIAISON REPORTS

Murray reported that the Mayor contacted Chair, Staff that she was ill and would not be able to attend. Murray provided report on Federal Court litigation.

12. CHAIR AND SUB-COMMITTEE REPORTS

- a. Clean Up and Restoration: Satre discussed the DTSC pilot study award and felt that Richmond would not be a contender but something to keep in mind. This could be of interest with an interim use. Satre indicated a need to identify an end game to qualify for this DTSC study.
- b. Community Outreach: Sundance reported that outreach was performed at Park Plaza at Easter Hill Church monthly Neighborhood Council meeting. Rosing indicated that he can place brochures at Rosie the Riveter museum and Outreach Committee offered to revisit Park Plaza. Garrett stated to encourage anyone interested to apply for PMCAC since we have four open seats and no applications. Sundance indicated that this Committee will be presenting at the Iron Triangle Neighborhood Council meeting in August.
- c. Grant Development Sub-Committee: Stello reported that there is a Wells Fargo and national Fish and Wildlife Grant that may be of interest but a non-profit would need to apply. Stello requested that other members send list of other non-profit contact information because most of the grants are for non-profits. Stello reported that Moore Foundation Grant up to \$2M relating to SF Bay is of interest and forwarded by former PMCAC member Helvarg and looking for high impact like Pt Molate but it may be premature. Stello reviewed several other grant groups such as Watershed restorations, and Art, their grant deadlines and possible applications to Pt Molate. Stello reported that she is keeping a Grant repository.
- d. Cosco-Busan: Garrett indicated that the Pt Molate Beach Park proposal was edited with lighting, security features and wireless gates and submitted to Parks Supt. Chris Chamberlain. It will come before City Council on July 23 and Council will rate. Garrett shared knowledge that predisposition is to projects that are ready to be built and therefore not expecting that this project will rank highly. Additional concern is maintenance and to team with Youth Works since they have received a National Park Service grant to do things such as building and repairing fences. Beyaert reported on two gaps closures and pending funding for Marina Bay trail sections. On PMCAC Pt Molate Beach Park Proposal, N.Smith moved for Committee to endorse this proposal, seconded by Sundance. Unanimous approval.

13. ADJOURNMENT

Garrett moved to adjourn the meeting at 8:34 pm, seconded by N.Smith. Passed unanimously.

14. SCHEDULED MEETINGS

Committee Meeting – .

Monday, August 20, 2012, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison

