

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

MINUTES

MONDAY, January 14, 2013, 6:30 PM

1. CALL TO ORDER

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

2. ROLL CALL

Present: Committee Members Garrett, Gilbert, Hite, Kortz, Martinez, Puleo, Smith, C., Stello (8:07), Sundance, Whitty.

Absent: Committee Member Beyaert, Christian, Rosing, Smith, N.

Staff Present: Craig K. Murray, Staff Liaison, /Development Project Manager II

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 and speakers. Whitty made motion to adopt the Agenda, Martinez seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Chair read statement from Committee Member Rosing that he will be stepping down in order to complete studies; however, Mr. Rosing is interested in returning once his studies are complete.

6. OPEN FORUM

No Speakers.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

- A. Presentation by Terraphase of remediation costs to date and projected, and costs for clean up, and documentation as related to Insurer.

Garrett introduced Bill Carson of Terraphase. Mr. Carson reviewed the monthly report and cost summary worksheet for remediation work as submitted on January 8, 2013 to insurance group ACE USA. Policy limit is \$20,000,000 with a Project Remediation Cost of \$24,689,076 and a Self Insured Retention of \$29,500,000. Carson showed Committee the elements within the monthly letter report to ACE USA including Scope of Work conducted during the reporting period, changes in project conditions, project schedule that is based on RWQCB Order R2-2011-0087, Out of Scope Activities, Project Cost/Controls for Out of scope activities, Project Deliverables – Milestone Completion, Project Budget Reports, Potential for Excess Remediation Costs, and Backup Documentation. A detailed spreadsheet was reviewed including IR Site 1 – Closed Landfill, IR Site 3 – Former Oil Sump Area, IR Site 4 – Drum Lot 1 and 2, Underground Storage Tanks, and Long-Term Groundwater Monitoring.

Carson also presented a Power Point document titled Summary of IR Site 4 Remediation. This report included an Overview of Enhanced Reductive Dechlorination of TCE, Discussion of wells and soil gas samples, a summary of injection methodology and application, and Carson noted the next steps that will include a remediation summary report to RWQCB, quarterly performance monitoring for at least a year; developing risk assessment based on treated conditions and if necessary prepare a remedial action report.

Carson noted that Jim Levine of Upstream signs this monthly report. Carson answered inquiries from the PMCAC and noted that there is not a Claim until the remediation costs go over \$29M and when project is closer to 80% of funds expended, then ACE will start to review expenses. Garrett asked for past copies of this

monthly report. Carson indicated that it has been tasked only in approximately the last six months but he can share reports. Carson noted reports are quite large at about 145 pages and can share soft copies with PMCAC Staff Liaison for distribution. Discussion regarding proposed housing for IR Site 3 and Garrett noting that the Deed notes that the use is only for Commercial and use changes would need Water Board approval. Garrett noted that the City will need to amend its 2030 General Plan and this can't be done through administrative or ministerial action. Puleo inquired about Ethane Reductive Dechlorination and how long will it take. Carson explained that process will take about 1 and ½ years and compared processes with and without molasses that can take PCE, a dry cleaning solvent, that can degrade to a toxic, industrial solvent TCE but with the process is converted to Ethene, a harmless gas. Further questions were asked about the Membrane Interface Probe (MIP) applications. Carson explained that the geotechnical aspects of area provide some limitations and also explained that site requires Mitigation Monitoring with a biologist and archaeologist and that Terraphase is using LSA in Richmond for its cultural resources and biological monitoring and can need an assessment from State Historic Preservation Office (SHPO) if there is a need for incursion into some sensitive areas. Carson discussed a map in the presentation that shows colored areas of monitoring concern. Carson summarized that next steps include a final summary report on the injections leading up to closure of the site expected in approximately August, 2014.

B. Presentation by University of California (UC) Berkeley Graduate School Findings and Recommendations to PMCAC.

This item was moved to 12.b in order to report out with the Subcommittee.

8. STAFF REPORTS

A. Committee Log for PMCAC inquiries to staff, contractors

Garrett noted an upcoming meeting with the City Manager to identify the process in making land use and related remediation level. Garrett indicated that some outstanding items on the inquiry tracker had been closed.

9. CONSENT CALENDAR

Martinez moved to adopt Consent Calendar, Puleo seconded. Passed unanimously.

10. FUTURE AGENDA ITEMS

Garrett noted that an upcoming presentation in regards to the Presidio Trust is being sought and would also like to see a report from Public Works on the Electric Plant Infrastructure.

11. CITY COUNCIL LIAISON REPORTS

- A. REPORT BY COUNCILMEMBER/MAYOR McLAUGHLIN REGARDING RECENT ISSUES IN RICHMOND RELEVANT TO THE ADVISORY COMMITTEE
- B. PMCAC APPOINTMENT STATUS

No Report.

12. CHAIR AND SUB-COMMITTEE REPORTS

- a. Clean-Up and Restoration:
 1. Synopsis of Terraphase draft December 2012 Monthly Status Reports

Kortz reported on monthly reports regarding IR Site 3 and IR Site 4. Carson provided additional information on each of the reports.
- b. Community Outreach: Hite noted that UC Berkeley student team is not available and prefers to bring this back at future meeting with specific information from their efforts that can be reported.
- c. Grant Development: Stello discussed the National Fish and Wildlife grant sponsored by Wells Fargo submitted on 12/17/12. Application was for approximately \$50,000 for development of native plant species demonstration plot and educational interpretation and watershed demarcation project with educational interpretation for the watershed outfall at Pt. Molate Beach. Application also includes consideration for Grade 8-12 curriculum development.
- d. Finance: Puleo reported efforts to receive invoices as approved by the City Attorney. Puleo discussed amount of \$800,000 deducted from escrow with \$630,000 to the City and \$170,000 to Upstream. Garrett clarified the subject audit was the FY 2010-11 single audit and not the 2011-12 audit, and Committee will need the City response to the auditors findings from the FY 2010-11 audit.
- e. Chair: No report.

13. ADJOURNMENT

Puleo moved to adjourn the meeting at 8:31 pm, seconded by Whitty. Passed unanimously.

14. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

15. SCHEDULED MEETINGS

Committee Meeting – .

Monday, February 11, 2012, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison

