

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

MINUTES

MONDAY, April 15, 2013, 6:00 PM

1. CALL TO ORDER

Chair Beyaert called the meeting to order at 6:00 p.m.

2. ROLL CALL

Present: Committee Members Beyaert, Carman, Gilbert, Hite, Kortz, Martinez, Puleo, Smith, C., Stello (6:47), Sundance, Whitty.

Absent: Garrett. N.Smith

Staff Present: Gayle McLaughlin, Mayor; Craig K. Murray, Staff Liaison, Development Project Manager II

3. WELCOME AND MEETING PROCEDURES

Beyaert welcomed audience and explained that Chair Garrett is ill and won't be attending, Acting Chair Beyaert asked new Committee Member Carman to introduce himself. Beyaert then explained meeting procedures, and discussed the Speaker Card process.

4. AGENDA REVIEW AND ADOPTION

Beyaert reviewed Agenda items and briefed PMCAC on the Agenda order and speakers. Beyaert made motion to adopt the Agenda, Gilbert seconded. Passed unanimously.

5. ANNOUNCEMENTS THROUGH THE CHAIR

Chair invited Committee Member C.Smith to provide announcement on Marine Debris and general Beach Area clean-up event. Beyaert provided information on the renewal of terms for Committee Members and to have applications in to City Clerk. Beyaert also noted that there will be a presentation from the Presidio Trust next meeting and noted Cal Trans has started the deck repair project.

6. OPEN FORUM

No speakers.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

- a. Costing Estimates for cleanup of all of former NFD Pt. Molate to unrestricted use standards, including expenditures to date.

Beyaert indicated that this presentation by William Carson of Terraphase will need to be postponed.

- b. Proposal of Thermal Desorption IR Site 3.

Beyaert welcomed guest speakers from Minneapolis and Edmonton via phone and on screen slide presentation. Mr. Kirk Shellum from Minneapolis and Daryl Nelson, Firm CEO, from Edmonton, Alberta. Shellum noted last presentation from September, 2012 and summarized agenda of presentation. Nelson spoke about Nelson Environmental work in Canada, US, Europe and Africa. Nelson noted that work is focused on the problem and working with soil at its location. Nelson described goals of the Thermal Desorption process and contaminant is vaporized without burning the soil. Nelson explained that his family has 50 years of soil handling experience and Thermal Desorption is fairly Kinetic process and explained that the company is well versed in dealing with a variety of conditions and temperatures. Soil is heated in low oxygen environment in a rotary kiln and reaches a 400 to 900 degree Fahrenheit temperature. A minimum temperature is kept to maintain that clean soil criteria. Water is added, gets moisture back into soil and allows for it to be controlled.

Vaporized contaminants and moisture and dust goes to a vacose system and then into a final secondary oxygen chamber. A second chamber takes temperature to 1600 Fahrenheit with oxygen and converted to carbon dioxide and water vapor. There is no smoke or dust from the system. It is about 80% Nitrogen, 7% Oxygen and yield 7-9% Carbon Dioxide. Nelson showed pictures of color of clean soil that have been through the process. Nelson noted that end soil with uniform content, little rock, and moisture is nice to work with for other uses such as road building. Nelson showed Canada location where equipment works in 50 degree below freezing. Upstream oil sites with crude oil is much of the business and also location in Honolulu near Home Depot and Dole plant in urbanized area. Three diesel engines are part of process and process is quiet.

Shellum described the mobile thermal estimate. With a lot of variables in project, there is a ball park estimate because there is not a formal proposal request but a rough idea of what the cost would be. Shellum noted heat 450 to 1000 degrees Fahrenheit and noted that firm has success with long chain hydrocarbon treatment. Shellum noted DRE, Destruction Rate Efficiencies, within the system and proposal and it will be running at 35-40 Tons per hour. Type of soil if clay and moisture content and soil energy value of 1,000 BTUs per pound will determine speed of treatment and efficiencies to keep the cost down. Shellum noted that all workers on the site are OSHA and hazardous materials trained. A Remedial Action work Plan (RAP) will be written that is specific to the operation and site so everyone will know what and how it will be done prior to any work commencement. Shellum noted that work is performed on a 24 hour, 7 day a week basis, other than holidays, to get work done with personnel on the site at all times. Warren Nelson, Daryl's Brother and co-owner of the company, with about 20 years of experience will direct the operation, trained most of the staff and has done projects all over the world. NER has done work for ruptured pipelines, Military installations, Airports and Superfund sites. Shellum noted that a space of about 200 by 200 feet would be required for a large plant to set up on. Operations can include process of 20,40,45 Tons per hour. Not sure if will encounter seawater and telephone poles will need to be taken down and are included in the proposal number. Shellum described the SAP, an approved Sampling Plan, that will determine rate of testing per tons treated such as test at every 300 tons or 1,000 tons to make sure soil is clean and at City's choice it is tested by independent laboratory. Shellum summarized full cycle and return of site to City. Shellum described process for permits and noted that Water Board's George Leyva indicated that there will be no problem in receiving a air permit to treat the soil. Shellum stated that as a guarantee at this 500 ton site that if the soil does not pass after being treated that NER then it will reprocess the soil at its expense. Shellum described NER and City responsibilities such as City helping with delivery of utilities. Shellum stated that NER will not move the inorganics. When you run into metals in the soil, such as if there is 10 parts per million of Lead in soil going in, then there is 10 parts per million going out with soil. Excavation will be 20 feet below grade and seawater will not be encountered. Shellum noted that this is a good faith estimate with assumptions such as fuel, water, power will be available, and the estimate is provided as a benefit to the City for City planning purposes. Assumption is 75 tons as a minimum guaranteed quantity. If there is 50 tons, then will be paid for 75 at \$65. per ton with \$200,000. for equipment mobilization and about \$150,000. for equipment demobilization. NER will guarantee the success that each ton of soil treated will meet the clean-up objective. A Long Chain hydrocarbon treatment system is proposed. Shellum described the Pt Molate Fuel Product Action Levels (FPALs) for residential clean-up for gasoline residential PAHs for carcinogenic and non-carcenogenic and for park and recreational clean-ups. Shellum noted that for the TPH side that 500 parts per million can be reached easily rather than the goal established of 1,000 parts per million and PAHs below 1 part per million. Shellum noted a past project prior to Thermal treatment and after treatment with lower temperatures. Higher the number, the longer the hydrocarbon chain and the more difficult to treat. Sample was showed that at 500 degrees at 1,200 parts per million in and 8 parts per million residual and 30,000 ppm in and less 100 ppm out.

Shellum opened it up for questions. Kortz noted that in past meetings that PMCAC was told that it would not work with certain hydrocarbons and what are drawbacks of hauling rather than keeping on site. Shellum noted that NER has been in business 20 years and willing to bond the project, a guarantee that it will clean or remove it. Keeping it on site is soil is same and liability is severed at the site and US has a cradle to grave liability including if truck tips over, accident . Also, Generators of contaminated waste is still tied to it and if landfill needs to be capped in the future you, as a municipality, are tied to it. Issue is also that it is used as a daily cover over the garbage. Landfill uses contaminated soil as Alternate Daily Cover, with its hydrocarbons, and

when gets up to 120 degrees typically with smell and volatilize to atmosphere. Puleo asked about excavation limit of 20 feet. Shellum noted that this was from Bill Carson and George Leyva. Puleo asked if NER was certain pump impacted water to Sewage plant. Shellum clarified that it is the existing Pt Molate Treatment Plant. Puleo asked if process has been performed in CA. Shellum indicated NER has not but he has worked in similar plant in southern California. C.Smith asked if soil is sterile. Nelson noted other projects with subsoils that are not that supportive and after thermal treatment have shown to have bio-nutrients, fertile and have supported vegetation. C.Smith asked how large is crew. Nelson indicated that hire about 10-20 people with about six key people brought to the site and buy supplies locally and hopefully local hires want to continue with NER. C. Smith asked about pay and Nelson indicated that pay is equivalent or higher especially with low unemployment with skill sets such as of oil rig workers. Whitty inquired about local utilities for six months. Shellum indicated that can certainly get pole and line in from the grid and also water with a meter and backflow preventer. Shellum 600 to 800 tons of 75,000 tons is 93 to 100 days to treat or about a 6 month process. Whitty indicated cost is about \$4M plus water, electricity, set up costs. Shellum indicated that within that number NER will pay for water and electricity. Sundance asked about the BP spill in the Gulf of Mexico and if this technology can be used there. Shellum that it is different application than primary application for pipeline ruptures and Thermal Desorption is primary application for this type of large scale releases. Carman inquired about site being very close to the SF Bay and inquired why so confident that there will not be Seawater. Shellum referenced the piling set up and discussion with Bill Carson of Terraphase. Carman inquired about processing unit price of Carbon numbers and effect on price. Shellum indicated more so factors are moisture content, soil type, fuel costs, and utility availability than particular contaminants. Puleo inquired about salt water intrusion. Nelson indicated that it is common that some soil will come from below ground water and having the site concrete working areas mitigates that extensively. Beyaert inquired about utility availability and Shellum asked if Natural Gas is available. Mayor inquired if this has been presented to high level City Staff such as City Manager. Shellum indicated no, however they provided an estimate to Terraphase a year and a half ago but was told by Carson to not directly approach the City of Richmond. It was through contact with Bruce Beyaert that arrangements were made to present to the PMCAC. Mayor indicated that she could set up a meeting for a presentation to the City Manager. Beyaert opened it up to public. Rod Satre inquired about water use and through put estimate. Shellum indicated that there is no estimate at the time. Shellum noted that Carson noted that water could be handled at treatment plant. Satre inquired about noise. Shellum indicated 50 db within 100 yards of treatment equipment and back up beepers of trucks are loudest thing on site. Satre asked if air scrubbing and off gasses would be Air Board. Shellum indicated not in this air district but has worked with a number of the 41 different air districts within the State of California and have been permitted in other California Air Districts and noted that George Leyva indicated that permit would go quickly. Shellum noted that water is used as a rehydrant to soil. Beyaert thanked Mr. Shellum and Nelson for their presentation.

8. STAFF REPORTS

- a. Review of fund balances for Pt. Molate General Fund budget and Navy Escrow Account.

Beyaert asked Staff Liaison to present the General Fund balance and the Pt Molate US Navy Escrow funds. Murray presented both reports as placed within the Board Agenda packet.

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

Murray noted that Chair Garrett reported at last meeting and City Manager was here last meeting with a few follow-up items and written report is provided in packet.

9. CONSENT CALENDAR

Puleo moved to approve, Whitty seconded that the Consent Calendar is approved. Passed unanimously.

10. FUTURE AGENDA ITEMS

Beyaert noted that the Executive Director of the Presidio Trust will be here next meeting. Beyaert will inquire if Bill Carson can attend the next meeting.

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

Mayor provided a Case Summary document of the status of the lawsuit with Upstream titled Guideville Rancheria of California v. United States.

Mayor encouraged all Committee Members to provide their applications for continuing with the Pt Molate Community Advisory Committee and expects that these will be heard on May 7 City Council Meeting. Mayor indicated that she has a Volunteer, a former staff member, doing interviews and these are occurring now.

12. CHAIR AND SUB-COMMITTEE REPORT

- a. Clean-Up and Restoration: Synopsis of UST Management Plan, Synopsis of QMRs for 1) USTs, 2) IR Site 1, 3) PGWTP.

Whitty reported on two both reports and summarized function of each report. All twenty structures look good and in the Underground Storage monitor tank noted that nine tanks have yet to pass but continue to show decreasing levels of product contamination. Beyaert noted concern of limit now for the City to maintain with just a wheeled lawnmower to be used and City is restrained and this is very different than with US Navy in past testing strength with voluminous amounts of water in tanks on top of the lids. Beyaert noted that the packaged groundwater treatment plant only removed 60 pounds, about 7 gallons, of 5.5m gallons of water over the year and City is paying a very high bill with very little contaminants being removed. Puleo asked why is it still being operated. Beyaert indicated that it is required by Regional Water Board. Satre added that if not operated that there would be pressure built up on the sheet pile dam. Beyaert summarized recommendations on Landfill site operations. Carman inquired about observed leakage. Beyaert indicated that this inquiry, if placed in an email, can be forwarded to Bill Carson.

- b. Community Outreach:

Beyaert asked Sundance to report. Sundance reported that East Richmond Heights Neighborhood Council is receiving a presentation tonight at Sierra with the presentation developed by the UC Berkeley students. Sundance noted that there is a beautiful new pamphlet developed. Gilbert noted that both Hite and Gilbert have this presentation on their laptops and offered to present to the Mayor in discussion with Chair Garrett. Mayor indicated that she didn't realize that it was received by the PMCAC already and noted that there is a screen in the City Manager Conference Room and invited Gilbert to call and schedule time to provide the presentation. Beyaert inquired if there's a date on the Art Night. Sundance indicated that this has not been determined yet.

- c. Grant Development:

Stello noted that the Citizens for a Sustainable Pt Molate is waiting to hear if a \$50,000. Grant request for Coastal Prairie Grass restoration will be awarded. Stello noted that if this is not awarded then there is another conservation grant due in May and the same request can be put forward for this grant with applications due in

May. Stello noted that Letters of Interest are being sent out to a couple of foundations. Finally, Stello noted that a request for the Urban Greening Grant from the City was not put forward.

d. Legal: Court Document Request

No report.

e. Chair:

Beyaert called if there were any conflicts next month. None stated. Beyaert asked if Carman is interested in serving on any of the four sub-committees of Clean Up and Restoration, Legal, Outreach and Grant Development. Carman indicated that he will review. Puleo reported on response from City Manager representative regarding amount of funds in amount of \$800,000 that City took out of escrow funds and auditors inquiry if these funds were paid out properly as questioned by audit and they are currently under review by US Navy.

13. ADJOURNMENT

Martinez moved to adjourn the meeting at 7:59 pm, seconded by Kortz. Passed unanimously.

14. Assemblage of PMCAC Standing Sub-Committees

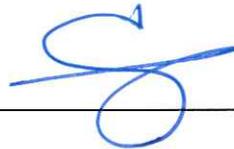
Adjourned to Sub-Committee Meetings.

15. SCHEDULED MEETINGS

Committee Meeting – .

Monday, May 20, 2013, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison

