

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

MINUTES

MONDAY, June 15, 2015, 6:30 PM

1. CALL TO ORDER

Chair Carman called the meeting to order at 6:35 p.m.

2. ROLL CALL

Present: Committee Members Bagley, Beyaert, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.

Absent: None

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II; City Councilmember and PMCAC Liaison Eduardo Martinez

Due to this meeting being the first and initial meeting of the third term of the PMCAC and prior to any Committee determined positions, the following item was added to the Agenda as Item 2B and acted upon.

Action: Committee approved (M/S Garrett/Duncan 9-0-0-0) to have Joan Garrett act as meeting Chair.

AYES: Bagley, Beyaert, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.
NOES: None
ABSENT: None
ABSTAIN: None

3. WELCOME AND MEETING PROCEDURES

Garrett presented.

4. AGENDA REVIEW AND ADOPTION

Garrett reviewed. Carman called for motion to approve Agenda.

Action: Committee approved (M/S Garrett/Duncan 9-0-0-0) to adopt the Agenda.

AYES: Bagley, Beyaert, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.
NOES: None
ABSENT: None
ABSTAIN: None

5. ANNOUNCEMENTS THROUGH THE CHAIR

Beyaert reported progress with the East Bay Regional Park District and the San Francisco Bay Trail along the Point San Pablo Peninsula including the Point Molate Beach Park.

6. OPEN FORUM

Cordell Hindler spoke about a Richmond Youth Council representative to attend and an invitation for the Sound of Music presentation to benefit Pt Molate.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

1. Presentation: Richmond Youth Council

No Report. Item will be rescheduled.

2. Action Item: Nematode Holdings for near term leases of certain buildings at Pt. Molate

Garrett introduced item as a review of near term rentals for Pt. Molate and that applicant Bobby Winston has presence and experience working with tenants at former military bases and would look to provide property management and seek to find sub tenants for Building 87, Drum Lot 2 and parts of Pt Molate. Howe indicated that property management would need to be licensed and buildings are not in shape to meet American Disability Act and would need permit for such improvements as electrical that tenants would require. General discussion on experience and leasing strategy. Beyaert indicated that he shared similar concerns as Howe and services such as property management and leasing should be put to bid.

Action: Committee approved (M/S Beyaert/Bagley 9-0-0-0) to request City Manager to look into a property management strategy.

AYES: Bagley, Beyaert, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.
NOES: None
ABSENT: None
ABSTAIN: None

3. Discussion: Sub Committees for PMCAC 3rd Term

Garrett reviewed the Sub Committees of past for PMCAC and indicated that functions of Pt Molate would move environmental into more of an Operations and Management mode and Property ReUse would be something more of focus. Garrett introduced possible Sub Committees: Environmental, Community Outreach, Beach Park, Invasive Species, Grant, Finance, Land Use and Legal. Beyaert indicated that some areas such as Land Use are more important to deal with as a Committee than a Sub Committee.

4. Action Item: PMCAC Chair & Vice Chair Elections

Murray introduced process of the PMCAC electing a Chair and Vice Chair for the PMCAC 3rd Term. General discussion on the Chair position and then the Vice Chair position.

Action: Committee approved (M/S Garrett/Stello 9-0-0-0) to nominate and elect Charles Duncan as Chair.

AYES: Bagley, Beyaert, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.
NOES: None
ABSENT: None
ABSTAIN: None

Action: Committee approved (M/S Garrett/Stello 9-0-0-0) to nominate and elect Shana Bagley as Vice Chair.

AYES: Bagley, Beyaert, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.
NOES: None
ABSENT: None
ABSTAIN: None

8. STAFF REPORTS

A. PROJECT MANAGER'S STAFF REPORT INCLUDING

1. EXPENDITURES AND BALANCE FROM THE NAVY ESCROW FUND
2. EXPENDITURES AND BALANCE FROM THE GENERAL FUND
3. INSURANCE REPORT FILINGS
4. LEASE/OCCUPATION STATUS FOR ALL PT MOLATE USERS
5. MONTHLY SUMMARY OF SECURITY INCIDENTS

6. MONTHLY SUMMARY OF AUTHORIZED ENTRIES
7. CARETAKER SUMMARY
8. BEACH PARK
9. IR SITE 3 REMEDIATION AND ABATEMENT PROJECT BID
10. OTHER

Murray reported on project reports found in the Agenda packet. Garrett inquired on NCE invoice. Ruk requested information and a review of the budget. Beyaert inquired on location of minutes.

9. CONSENT CALENDAR

A. APPROVE – PMCAC MEETING MINUTES OF MAY 18, 2015

ITEM CARRIED OVER TO JULY 20, 2015 MEETING.

10. PMCAC QUARTERLY REPORT TO CITY COUNCIL

A. APPROVE – PMCAC Annual Report to City Council

No Report. Garrett inquired if Mayor Staff should be consulted as to how the Mayor wants this report.

11. FUTURE AGENDA ITEMS

Garrett requested Financial Reports in an Excel format from LaShonda. Garrett indicated that formalized Adopt-a-Trail/Park type agreements are needed for the various groups working within the Beach Park. Beyaert requested if Nichols Consulting Engineers can provide project overview at the August meeting. Beyaert commented that Terraphase should present earlier in each PMCAC meeting and made motion.

Action: Committee approved (M/S Beyaert/Duncan 9-0-0-0) to move the regular Terraphase report from Section 13 in the Agenda to Section 7 commencing at the August meeting.

AYES:	Bagley, Beyaert, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.
NOES:	None
ABSENT:	None
ABSTAIN:	None

12. CITY COUNCIL LIAISON REPORTS

A. REPORT BY COUNCILMEMBER MARTINEZ REGARDING RECENT ISSUES IN RICHMOND RELEVANT TO THE ADVISORY COMMITTEE

Martinez reported on the Upstream Development litigation. Mayor Staff Knox reported that it is anticipated that two more Committee Members will be appointed.

B. PMCAC APPOINTMENT STATUS

MAYOR STAFF KNOX REPORTED THAT IT IS ANTICIPATED THAT TWO MORE COMMITTEE MEMBERS WILL BE APPOINTED.

13. CHAIR AND SUB-COMMITTEE REPORTS

- a. Clean-Up and Restoration:
1. Weekly IR Site 3 Progress Reports
 2. April 2015 Monthly Status Report

Bill Carson of Terraphase reported on IR Site 3 excavation work. Carson summarized work to date including 95% of the Sheet Wall has been removed, Carson reviewed excavation areas and that certain excavations have gone to a depth of 17 to 22 feet below grade surface (bgs). Garrett inquired as to the Waste Management Unit (WMU) and Carson stated that site is being cleaned and there will not be a WMU at the finished site. Garrett inquired on schedule. Carson indicated that project is tracking to be completed by end of July and project allowed for 180 days. Carson reviewed work of the Fuel Recovery Facility (FRF). Carson reviewed additional clean up and request for additional contingency clean up budget. Garrett inquired about the FRF and what materials can be placed in the landfill. Carson indicated that debris can not be used as landfill Alternative Daily Cover (ADC) and there are additional costs in terms of disposing these materials.

- b. Chair: Identification of pending schedule conflicts

Duncan reported that he serves on the East Brothers Lighthouse Board and has a schedule conflict on the third Mondays of each month. Discussion ensued on what alternate dates would work and general discussion indicated that either the second or fourth Mondays could be the new meeting date for the PMCAC. Garrett motioned that the PMCAC regular monthly meeting date be moved from the third Monday to either the second or fourth Monday each month. Beyaert clarified following vote that he could only make the second Monday of each month. Duncan indicated that Bagley could run the July 20 meeting since he would not be able to make this last third Monday of the month PMCAC meeting.

Action: Committee approved (M/S Duncan/Howe 9-0-0-0) to move the PMCAC from the third Monday to the second Monday each month commencing with the PMCAC meeting in August, 2015.

AYES:	Bagley, Beyaert, Brubaker, Duncan, Garrett, Howe, McNeil, Ruk and Stello.
NOES:	None
ABSENT:	None
ABSTAIN:	None

14. ADJOURNMENT

Bagley moved to adjourn the meeting at 8:30 pm, seconded by Howe. Passed unanimously.

15. Assemblage of PMCAC Standing Sub-Committees

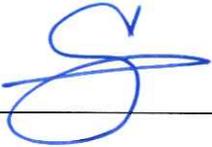
Adjourned to Sub-Committee Meetings.

SCHEDULED MEETINGS

Committee Meeting – .

Monday, July 20, 2015, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison