

# City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room  
440 CIVIC CENTER PLAZA

## MINUTES

MONDAY, July 20, 2015, 6:30 PM

### 1. CALL TO ORDER

Chair Duncan called the meeting to order at 6:39 p.m.

### 2. ROLL CALL

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

Absent: Ruk

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

### 3. WELCOME AND MEETING PROCEDURES

Duncan presented.

### 4. AGENDA REVIEW AND ADOPTION

Duncan reviewed. Beyaert called for motion to approve Agenda.

**Action:** Committee approved (M/S Beyaert/Howe 9-0-1-0) to adopt the Agenda.

AYES: Bagley, Beyaert, Brubaker, Duncan, Garrett, Hanson, Howe, McNeil, and Stello.

NOES: None

ABSENT: Ruk

ABSTAIN: None

### 5. ANNOUNCEMENTS THROUGH THE CHAIR

Duncan announced that the PMCAC has a new member. Jim Hanson introduced himself and discussed his background with the Pt Molate Community Advisory Committee.

### 6. OPEN FORUM

No Speakers.

### 7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

#### 1. Presentation: Initial Market Study of Pt. Molate

Lynn Sedway, Sedway Consultants, Real Estate and Urban Economics presented the Initial Market Study of Pt Molate. Councilmember McLaughlin introduced Trust for Public Land employees Kelley Hart and Jennifer Isacoff. Hart noted that she handled planning and legal matters for the Trust for Public Land and provided an introduction of Sedway. Sedway reviewed her prior experience such as with Carvalho Point and other base closure properties. Sedway additionally provided information on related projects and how they relate to Point Molate. Speaker David Helvarg spoke and read from a Book Golden Shore by David Helvarg. Paul Carman provided public comment. Sedway received questions such as how infrastructure needs will be financed.

#### 2. Presentation: Report on IR Site 3, Environmental Remediation

Jeff Raines of Terraphase reported. Raines provided historical information and perspective on IR Site 3. Raines answered questions of the Pt Molate Community Advisory Committee such as what activities was the

Navy engaged in during the time to contaminate the site. Beyaert inquired about the seed mix proposed for the site and Raines provided general information relating to Storm Water Protection, soil erosion and characteristics of other seed types such as native seeds.

3. Action Item: By Law Review and Amendment To Move PMCAC Meeting Dates from the Third Monday of each Month to the Second Monday of each Month

Discussion to change the Committee By Laws to allow for meetings to be held on the second Mondays of each month.

**Action:** Committee approved (M/S Beyaert/Garrett 9-0-1-0) to amend the Committee By Laws to move Committee meetings from the third to the second Monday of each month.

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

**Action:** Committee approved (M/S Beyaert/Garrett 9-0-1-0) to amend the Committee By Laws to not hold a Committee meeting in August of each year and to hold a recess in month of August similar to City Council and other Committees.

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

4. Discussion: Sub Committees for PMCAC 3<sup>rd</sup> Term

Garrett indicated that current Committee is not ready to approach this and requested that this item be held over until its September meeting.

## 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 requested legal and financial updates. Beyaert requested an exhibit map. Garrett discussed D&H Landscaping.

**9. CONSENT CALENDAR**

- A. APPROVE – PMCAC MEETING MINUTES OF MAY 18, 2015**
- B. APPROVE – PMCAC MEETING MINUTES OF JUNE 15, 2015**

STELLO LEFT MEETING AT 8:14 PM.

**Action:** Committee approved (M/S Garrett/Bagley 8-0-2-0) to approve the Committee Minutes of May 18 and June 15, 2015

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

**10. PMCAC QUARTERLY REPORT TO CITY COUNCIL**

- A. APPROVE – PMCAC Annual Report to City Council**

No Report.

**11. FUTURE AGENDA ITEMS**

Discussion to have Terraphase and NCE speak at next Committee meeting. Discussion on why the Youth Council is being invited to speak. Garrett noted that the Richmond Youth Council is involved in other areas in the City and it is desirable to have younger interest in Pt Molate.

**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.

- B. PMCAC APPOINTMENT STATUS**

COUNCILMAN MARTINEZ REPORTED THAT DOROTHY GILBERT, PAUL CARMAN AND JEAN KORTZ WILL BE APPOINTED TO THE COMMITTEE.

**13. CHAIR AND SUB-COMMITTEE REPORTS**

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

Jeff Raines of Terraphase reported on IR Site 3.

- b. Chair: Identification of pending schedule conflicts

Duncan inquired if there were any schedule conflicts.

**14. ADJOURNMENT**

Bagley moved to adjourn the meeting at 8:20 pm, seconded by Garrett. Passed unanimously.

**15. Assemblage of PMCAC Standing Sub-Committees**

Adjourned to Sub-Committee Meetings.

**SCHEDULED MEETINGS**

Committee Meeting – .

Monday, September 14, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



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Craig K. Murray, PMCAC Staff Liaison