

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

Multi-Purpose Room
440 CIVIC CENTER PLAZA

MINUTES

MONDAY, September 14, 2015, 6:30 PM

1. CALL TO ORDER

Chair Duncan called the meeting to order at 6:40 p.m.

2. ROLL CALL

Present: Committee Members Bagley, Beyaert, Brubaker, Carman, Duncan, Garrett, Gilbert (6:50), Hanson, Howe, McNeil (6:49) and Ruk.

Absent: Kortz, Stello

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 Garrett/Bagley 9-0-4-0) to adopt the Agenda.

AYES: Bagley, Beyaert, Brubaker, Carman, Duncan, Garrett, Hanson, Howe, and Ruk.

NOES: None

ABSENT: Gilbert, Kortz, McNeil (not on phone yet), Stello

ABSTAIN: None

5. ANNOUNCEMENTS THROUGH THE CHAIR

Duncan announced that the PMCAC has new members including Dorothy Gilbert, Jeanne Kortz and Pam Stello. Dorothy Gilbert introduced herself and discussed her background with the Pt Molate Community Advisory Committee.

6. OPEN FORUM

Cordell Hindler spoke about future presentation of music of the 1940s and 1950s as it relates to Pt Molate and also invited the Committee to 39 Steps production that starts September 25 for a four week run.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

1. Presentation: Richmond Youth Council

No presentation. Item will be rescheduled.

2. Presentation: Update on Pt Molate Remediation Budget and Schedule

Mike Leacox of Nichols Consulting Engineers reported and provided presentation materials to each of the Committee Members. Presentation included a summary status of each of the Installation Restoration (IR) Sites. Garrett inquired on the Operations and Maintenance Schedule for IR Site 3. Leacox explained that monitoring wells will be installed at close of the current clean up project and shall remain for five years. Discussion on the annual cost of running a packaged ground water treatment plant system and the site clean up has removed this system. Leacox discussed the final five foot application of clean fill. Leacox discussed that a Risk

Assessment is next for Drum Lot 2 and the TCE is the primary concern. Garrett asked Leacox to summarize the status of the Insurance and how it can be applied. Discussion that Navy fund is \$28.5 M and to get into the insurance the City would need to expend an additional \$5M and that is unlikely. Carson noted that policy also expires in 2020. Howe inquired on Polar Compounds and how the Water Board is treating this site as well as the industry. Carson explained the ecotoxicity testing and special protocols. Carson explained amount of cubic yards in dirt brought into the site and contract allowed for 180 days to work and project is in period where Liquidated Damages can be applied and periods from July 9-30, 2015 and from August 24, 2015. 8:06pm Bob McNeil left the conference call. Carson explained that City gave Pacific States Environmental Contractors three weeks to find additional dirt before Liquidated Damages would be reinstated.

3. Report on IR Site 3, Environmental Remediation

Carson reported on the status of dirt import and last trucks came in on July 29. Carson explained that the Packaged Ground Water Treatment Plant has been shut down. Carson noted that Underground Storage Tanks (UST) inspections were still required. Reporting is now semi-annual for sites such as IR Site 4.

4. Discussion: Sub Committees for PMCAC 3rd Term

Discussion to accept the following members to each of the certain committees.

Action: Committee approved (M/S Garrett/Howe 9-0-4-0) to accept the following Sub Committees and designated Sub Committee members. Remediation: Carman, Garrett, Brubaker, Howe; Parkland: Hanson, Carman, Beyaert; Community Outreach: Carman; Legal: Bagley.

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

9. CONSENT CALENDAR

- A. APPROVE – PMCAC MEETING MINUTES OF JULY 20, 2015**
- B. APPROVE – PMCAC AMENDED BYLAWS**

Action: Committee approved (M/S Beyaert/Garrett 9-0-4-0) to approve the Committee Minutes of July 20, 2015 and the Amended Bylaws.

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

10. PMCAC QUARTERLY REPORT TO CITY COUNCIL

- A. APPROVE – PMCAC Annual Report to City Council

No Report.

11. FUTURE AGENDA ITEMS

Discussion on speakers at next Committee meeting. Topics included a Point Molate Resource Document by Lech Naumovich, Botanist, Reuse Consideration Research Presentation, Park for RVs by Sallie DeWitt and a Pt Molate Beach Park Adopt-A-Beach Program. Also, it was discussed to seek someone in future such as Public Works to discuss the Shoreline Trail.

Action: Committee approved (M/S Duncan/Garrett 9-0-4-0) 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: Gilbert, Kortz, McNeil, Stello
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 D&H Landscaping Contract will go to the next City Council Meeting. Martinez met with Greg Hardesty to go over the contract and if funds could be saved by doing work in house. Garrett indicated that she has not seen the new contract and the City Parks Division is seventeen staff members below staffing levels.

- B. PMCAC APPOINTMENT STATUS

COUNCILMAN MARTINEZ REPORTED THAT ADDITIONAL COMMITTEE MEMBERS WILL BE CONSIDERED BY CITY COUNCIL TO 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

Bill Carson of Terraphase reported on IR Site 3.

- b. Chair: Identification of pending schedule conflicts

Duncan inquired if there were any schedule conflicts. Duncan noted that the next regularly scheduled PMCAC meeting falls on a City Holiday and if the Committee wanted to hold over until its next meeting of November 9 and seek an alternate acceptable date in October.

Action: Committee approved (M/S Duncan/Garrett 9-0-4-0) to move the regular October 12 PMCAC meeting to Wednesday, October 14 and request the PMCAC Staff Liaison to find an alternate location to conduct a meeting on October 14.

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

14. ADJOURNMENT

Beyaert moved to adjourn the meeting at 9:01 pm, seconded by Brubaker. Passed unanimously.

15. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

SCHEDULED MEETINGS

Committee Meeting – .

Monday, October 12, 2015, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison