

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

City Council Chambers – Shimada Room
440 CIVIC CENTER PLAZA

MINUTES

MONDAY, November 9, 2015, 6:30 PM

1. CALL TO ORDER

Chair Duncan called the meeting to order at 6:31 p.m.

2. ROLL CALL

Present: Committee Members Beyaert (6:36), Brubaker (6:36), Carman, Duncan, Garrett (via phone), Gilbert (7:13), Guggemos, Hanson, Kortz, Lee, McNeil, Ruk (6:36) and Stello (6:36).

Absent: Bagley, Howe

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II; City Councilmember and City Council Liaison Martinez and Mayor Staff Alex Knox.

3. WELCOME AND MEETING PROCEDURES

Duncan presented.

4. AGENDA REVIEW AND ADOPTION

Duncan reviewed.

Action: Committee approved (M/S Carman/McNeil 12-0-3-0) to move Item 13a to immediately follow Item 7 and to adopt the Agenda.

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

5. ANNOUNCEMENTS THROUGH THE CHAIR

Duncan called if there were any announcements. Stello summarized the Citizens For Sustainable Pt Molate Group and its presence as it relates to Pt Molate Beach Park.

6. OPEN FORUM

Cordell Hindler spoke a project of pictures of the Officers and memorabilia of the 1940's. Alex Knox spoke about the estimates on utility costs and it is included in tonight's Agenda packet. Alex indicated that he would be splitting his time tonight between the Pt Molate Community Advisory Committee (PMCAC) and the Richmond Neighborhood Coordinating Council (RNCC).

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

1. Presentation: Trust For Public Land

Jen Isacoff of Trust for Public Land (TPL) presented. Isacoff indicated the history and variety of projects across USA that TPL has been involved with and provided Committee members and audience copies of Land and People Magazine and noted that there is an article in this months version regarding Richmond. General discussion on Sedway Study and economic development goals for Pt Molate. Isacoff presented an opportunity with the Urban Land Institute (ULI) and its Technical Advisory Program that could help in the development of Pt Molate. A Technical Advisory Panel (TAP) could be formed and panel conducted in February or March of 2016. Committee discussed benefits of a TAP.

Action: Committee approved (M/S Beyaert/Garrett 13-0-2-0) to request to City Manager and recommend to City Council to move forward with the Urban Land Institute and its TAP and to assign certain Committee Members.

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

2. Discussion on IR Site 3, Environmental Remediation

Carson reported on updates from the project including hydroseeding site within weeks and monitoring the site that will probably occur next summer. Carson reported that the Packaged Groundwater Treatment Plant (PGWTP) termination report has been turned into the Water Board. There are a few items remaining on the project punch list. Discussion about monitoring, fire hazards and cleaning the top of the hillside underground tanks.

3. Discussion: Communications Protocol with Pt. Molate Working Group

Garrett reported. Garrett and Stello indicated group should operate like PMCAC with Agendas and Minutes. Duncan inquired if this group is running in parallel with the PMCAC.

Action: Committee approved (M/S Garrett/McNeil 13-0-2-0) to request to the Pt Molate Working Group to report to the PMCAC with Agenda, Minutes and identify a Chair and Vice Chair and add a section in the Sub Committee Reports on the regular PMCAC Agenda to report out to the entire PMCAC.

AYES: Beyaert, Brubaker, Carman, Duncan, Garrett, Gilbert, Guggemos, Hanson, Kortz, Lee, McNeil, Ruk and Stello.
NOES: None
ABSENT: Bagley and Howe
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. Discussion about a Beach Park Report to be prepared and presented by PMCAC Committee Members for the future.

Action: Committee approved (M/S Garrett/Stello 13-0-2-0) to have the Beach Park Sub Committee collect and prepare Beach Park Improvement information into a single, regular report to be submitted with the regular PMCAC Agenda Packet.

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

9. CONSENT CALENDAR

A. APPROVE – PMCAC MEETING MINUTES OF OCTOBER 14, 2015

Action: Committee approved (M/S Beyaert/Kortz 13-0-2-0) to approve the Committee Minutes of October 14, 201.

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

10. PMCAC QUARTERLY REPORT TO CITY COUNCIL

A. APPROVE – PMCAC Annual Report to City Council

Duncan indicated that he will lead a discussion on this topic at a future PMCAC Meeting.

11. FUTURE AGENDA ITEMS

Stello indicated that Lech Naumovich and a Native Plant Report could be scheduled for presentation in future and Stello would like to see within the packet for review the NCE, D&H and Terraphase City Contracts.

12. CITY COUNCIL LIAISON REPORTS

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

Martinez presented his experiences on visiting China on City business.

B. PMCAC APPOINTMENT STATUS

KNOX REPORTED NO PENDING APPOINTMENTS.

13. CHAIR AND SUB-COMMITTEE REPORTS

a. Clean-Up and Restoration:

No Report. Reported earlier in meeting with Terraphase.

b. Parks and Open Space:

Hanson reported that there was a Security meeting with RPD representatives and that a week from Tuesday, East Bay Regional Park District (EBRPD) will engage in a contract with Nichols Consulting Engineers (NCE).

c. Legal

Ruk indicated No Report.

d. Finance: Carman noted that PMCAC does not have one. Duncan indicated that Committee can discuss about formulated one.

e. Chair: Identification of pending schedule conflicts

Duncan inquired if there were any schedule conflicts. Staff Liaison is scheduled off for the December and January meetings and would PMCAC consider alternative dates or holding over meetings.

Action: Committee approved (M/S Garrett/Beyaert 13-0-2-0) to run the December 2015 and the January 2016 meetings on the second Mondays as scheduled.

AYES: Beyaert, Brubaker, Carman, Duncan, Garrett, Gilbert, Guggemos, Hanson, Kortz, Lee, McNeil, Ruk and Stello.

NOES: None

ABSENT: Bagley and Howe

ABSTAIN: None

14. ADJOURNMENT

Garrett moved to adjourn the meeting at 8:25 pm, seconded by Brubaker. Passed unanimously.

15. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

SCHEDULED MEETINGS

Committee Meeting –

Monday, December 14, 2015, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison