

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

City Council Chambers – Shimada Room

440 CIVIC CENTER PLAZA

MINUTES

MONDAY, January 11, 2016, 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, Hanson, Howe, Kortz, McNeil (left via phone at 7:40), Ruk and Stello (7:02) .

Absent: Guggemos and Lee

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II.

3. WELCOME AND MEETING PROCEDURES

Duncan presented.

4. AGENDA REVIEW AND ADOPTION

Duncan reviewed.

Action: Committee approved (M/S Beyaert/Kortz 12-0-3-0) to remove Item 7D and bring 13A to 7B and to adopt the Agenda.

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

NOES: None

ABSENT: Guggemos, Lee and Stello.

ABSTAIN: None

5. ANNOUNCEMENTS THROUGH THE CHAIR

Duncan reported.

6. OPEN FORUM

Cordell Hindler spoke on the Park Plaza Neighborhood Council and discussed music by Natalie Cole.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

1. Discussion: City Contracts with NCE, D+H, DP Security, Terraphase, Nematode.

Garrett reviewed the Committee obligations under the PMCAC Charter including environmental, financial and land use. Discussion about the Master Remediation Agreement is needed for Terraphase and the original Nematode License. Discussion on each of the Agreements including NCE. Discussion about process and site closures. Discussion about the necessity of the work of the Water Board and consultants. General discussion regarding work of Terraphase and work of Nichols Consulting Engineers.

Action: Committee approved (M/S Duncan/Beyaert 13-0-2-0) to recommend to City Council to terminate the agreement with Nichols Consulting Engineers.

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

NOES: None

ABSENT: Guggemos and Lee

ABSTAIN: None

Garrett continued to review contracts and discussion with site security. Discussion about the hourly rate charged by each security firm. McNeil left the meeting via phone at 7:40.

Action: Committee approved (M/S Brubaker/Howe 12-0-3-0) to table the security detail discussion.

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

NOES: None

ABSENT: Guggemos, Lee, and McNeil.

ABSTAIN: None

Discussion continued on other contracts including D&H Landscaping Contract.

Action: Committee approved (M/S Brubaker/Howe 12-0-3-0) to hold over the landscape contract discussion.

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

NOES: None

ABSENT: Guggemos, Lee and McNeil.

ABSTAIN: None

2. Discussion: Weekly and monthly remediation progress report out with Terraphase

Tomer Schetrit of Terraphase reported. Schetrit presented information on IR Site 3 gravity fed system to reduce the use of electricity. Other discussions included Ground Water monitoring, Underground Storage Tank closure and mitigated wetland project should soon be out to bid. Howe inquired on cost of project. Schetrit indicated that it is expected to be about \$400,000.

3. Discussion: PMCAC Goal Setting for 2016

Duncan indicated that goal of document is to be ready by June. Garrett clarified that there are tactical and strategic plans. Stello indicated there is a strategy to reach out to the public. Beyaert noted the upcoming Urban Land Institute Report. Hanson noted need for a Natural Resources Inventory Study and to have a big hike and to include a press release on the Bay Trail. Duncan indicated a need for someone to do a topography map of the site and to get one made for the PMCAC. Brubaker inquired if there were old CAD drawings available. Garrett discussed need for a Land Use plan with the City. Hanson noted as part of Open Space Committee that it is important to support EBRPD Measure CC in November 2016. Discussion about plans and a repository. Gilbert inquired about the condition of the cottages. Garrett noted that there are 29 cottages and lead and asbestos contamination abatement is in excess of \$100,000.

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

No discussion.

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 NOVEMBER 9 ,2015
AND DECEMBER 14, 2015**

ACTION: COMMITTEE APPROVED (M/S BEYAERT/HOWE 10-0-3-2) TO APPROVE THE NOVEMBER AND DECEMBER MINUTES.

AYES: BEYAERT, CARMAN, DUNCAN, GARRETT, GILBERT, HANSON, HOWE, KORTZ, RUK AND STELLO.

NOES: NONE

ABSENT: GUGGEMOS, LEE, AND MCNEIL.

ABSTAIN: BAGLEY, BRUBAKER

10. PMCAC QUARTERLY REPORT TO CITY COUNCIL

A. APPROVE – PMCAC Annual Report to City Council

Duncan read the five items to report to the City Council.

ACTION: COMMITTEE APPROVED (M/S DUNCAN/GARRETT 12-0-3-0) TO EXTEND THE MEETING TO 9:15.

AYES: BAGLEY, BEYAERT, BRUBAKER, CARMAN, DUNCAN, GARRETT, GILBERT, HANSON, HOWE, KORTZ, RUK AND STELLO.

NOES: NONE

ABSENT: GUGGEMOS, LEE, AND MCNEIL.

ABSTAIN: NONE

11. FUTURE AGENDA ITEMS

Garrett noted that the Presidio Trust speaker will need to be moved to a future meeting. Howe would like to discuss a list of historic development constraints, Upstream status from the City Attorney, Water Board positions and a Cottages study. Stello would like an alternatives review.

12. CITY COUNCIL LIAISON REPORTS

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

No Report.

B. PMCAC APPOINTMENT STATUS

NO REPORT.

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 indicated no report other than the Carman report. Garrett reported on the erosion observations and the three months of King Tides.
- c. Legal:
Bagley reported on information from City Attorney Goodmiller.
- d. Finance: Garrett indicated No Report.
- e. ULI Ad Hoc Committee: Duncan indicated that work is going forward and there should soon be a report.
- f. Chair: No Report. Duncan inquired if there were any schedule conflicts.

14. ADJOURNMENT

Garrett moved to adjourn the meeting at 9:11 pm, seconded by Duncan. Passed unanimously.

15. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

SCHEDULED MEETINGS

Committee Meeting – .

Monday, February 8, 2016, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison