

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE

City Council Chambers – Shimada Room
440 CIVIC CENTER PLAZA

MINUTES

MONDAY, March 14, 2016, 6:30 PM

1. CALL TO ORDER

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

2. ROLL CALL

Present: Committee Members Bagley (6:39), Beyaert, Brubaker, Carman, Duncan, Garrett, Gilbert (6:40), Guggemos, Hanson (6:49), Howe (6:39), Lee, McNeil (6:56), and Stello.

Absent: Kortz and Ruk.

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II; Gayle McLaughlin, City Council Liaison.

3. WELCOME AND MEETING PROCEDURES

Duncan presented.

4. AGENDA REVIEW AND ADOPTION

Duncan reviewed.

Action: Committee approved (M/S Garrett/Carman 9-0-5-0) to hold minutes on Consent Calendar over and to adopt the Agenda.

AYES: Bagley, Beyaert, Brubaker, Carman, Duncan, Garrett, Guggemos, Howe, and Stello.

NOES: None

ABSENT: Gilbert, Hanson, Kortz, McNeil and Ruk.

ABSTAIN: None

5. ANNOUNCEMENTS THROUGH THE CHAIR

Duncan reported. Beyaert presented.

6. OPEN FORUM

Peter Clark of the Arts Forum discussed use of the Quonset Hut. Cordell Hindler presented Don't Fence Me In music. Antoine Cloird spoke about development opportunities and including the community at Pt Molate. Joshua Lemmer of First Security introduced his firm and answered Committee questions.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

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

Bill Carson of Terraphase reported. Carson presented information on the soil and ground water remediation and provided information on the Landfill at IR Site 11. Discussion about clean up levels and levels of standards used at Pt Molate.

2. Discussion: East Bay Regional Park District Master Plan

Beyaert presented that there are 65 parks in the East Bay Regional Park District system. Reviewed the WW can CC Measures that support the District. Beyaert referenced a sample Operating and Management Agreement that could be considered as a template for Pt Molate. Lee left meeting at 8:20pm.

3. Discussion: Point Molate Air Quality, Bay Area Air Quality Management District
No discussion. Item held over.

4. Discussion: Historic Development Constraints.
No discussion. Item held over.

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 JANUARY 11 , 2016 AND
FEBRUARY 8, 2016**

NO ACTION. ITEM HELD OVER.

10. PMCAC QUARTERLY REPORT TO CITY COUNCIL

A. APPROVE – PMCAC Annual Report to City Council

Duncan indicated that the report will be periodic, perhaps quarterly, as items are ready for City Council.

11. FUTURE AGENDA ITEMS

Garrett noted that Urban Land Institute Technical Advisory Panel and review of a Special District could be considered. Garrett stated that the Presidio Trust Speaker Craig Middleton has retired. Garrett suggested that ULI TAP, Historic Presentation, Trust for Public Land, and a Special District hybridization be considered for future agendas.

12. CITY COUNCIL LIAISON REPORTS

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

McLaughlin reported on status of Upstream lawsuits.

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 that report is in the Agenda packet. Hanson also requested to send a letter to City Manager incorporating the “Safety and Security Considerations in Bay Trail Design for Point Molate” recommended by the Parks and Open Space Subcommittee with deletion of the first sentence of the last paragraph. Copies of the letter are to be sent to the Mayor, City Council, EBRPD, NCE and PMCAC members. At the request of Chair Duncan, Beyaert agreed to draft the letter for his review. Garrett emphasized that the letter should be on PMCAC stationery and signed by Chair.

Action: Committee approved (M/S Brubaker/McNeil 12-0-3-0) to forward a recommendation to City to not fence areas west of Stenmark Road

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

Action: Committee approved (M/S Garrett/Bagley 12-0-3-0) to extend meeting to 9:15pm.

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

c. Legal: Bagley indicated No Report.

d. Finance: Garrett indicated No Report.

e. ULI Ad Hoc Committee: Duncan indicated No Report.

f. Chair: No Report. Duncan inquired if there were any schedule conflicts.

14. ADJOURNMENT

Garrett moved to adjourn the meeting at 8:55 pm, seconded by Duncan. Passed unanimously.

15. Assemblage of PMCAC Standing Sub-Committees

Adjourned to Sub-Committee Meetings.

SCHEDULED MEETINGS

Committee Meeting – .

Monday, April 11, 2016, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison