

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE
Multi-Purpose Room
440 Civic Center Plaza

MINUTES
Monday, May 9, 2016, 6:30 PM

1. Call to Order

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

2. Roll Call

Present: Committee Members Bagley, Beyaert, Brubaker (6:36) Carman, Duncan, Garrett, Gilbert, Guggemos, Hanson, Howe, Lee, Ruk (6:45), Stello (7:42)

Absent: Kortz, McNeil

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II; Gayle McLaughlin, City Council Liaison; Alex Knox, City Council Liaison; Shanita Harris, Administrative Aide and Debra Holter, Office Assistant II, DIMO Department

3. Welcome and Meeting Procedures

Duncan presented.

4. Agenda Review and Adoption

Duncan reviewed.

Action: Committee approved (M/S Beyaert/Howe 12-0-3-0) to adopt the Agenda

AYES: Bagley, Beyaert, Brubaker, Carmen, Duncan, Garrett, Gilbert, Guggemos, Hanson, Howe, Lee, Ruk

NOES: None

ABSENT: Kortz, McNeil, Stello

ABSTAIN: None

5. Announcements Through the Chair

Duncan read letter from Jeannie Kortz stating she has resigned due to bicycle accident. New Department formed in City of Richmond, Department of Infrastructure and Maintenance Operations the DIMO. Craig Murray has been assigned to Property Assessment Management Division and Shanita Harris and Debra Holter of the DIMO will be assisting Craig in functions for the PMCAC and Point Molate Management. Get well card being circulated for Jeannie. Committee members invited to attend meeting on May 27, 2016 in Oakland with Sam Shucket of Bay Conservancy to discuss erosion and go after money.

6. Open Forum

Joe Pulio spoke about Point Molate development and urged committee to maintain viability and not to allow closed organization to report directly to City Council and bypass the committee. Peter Clark discussed entry/exit concerns into/out of Point Molate and submitted proposal to be implemented into planning before design. Antoine Cloird spoke of access, transportation and safety concerns. Tina Amidon would like to see the

park as a form of Chrissy Field as a National Park Presidio. David Hulvarg stated existing footprint is totally inappropriate, waterfront should be for public recreation and for the committee not to go with quick and dirty. Cordell Hindler presented Too Young by Nat King Cole.

7. Presentations, Discussion and Action Items

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

Bill Carson explained the Wetland Mitigation Project at IR Site 3 and passed around wetland permits and presented feasibility study. Discussion was held as to why documents were just being handed out of which the committee did not have time to review. Size of mitigation wetland and erosion discussed. Specs of bids to be sent out. Permits to be sent electronically.

Action: Committee approved (M/S Hanson/Beyaert, 12-0-3-0) to advise the City for the contractor to adjust the area where the erosion is to minimize additional costs to Bay Trail given the existing erosion at that particular site that change order or other adjustments are made to provide optimum room for the Bay Trail at the corner.

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

Craig reported that erosion problem may be attributed to drain pipe failure. Veolia performed inspection, awaiting report. East Bay Parks District designing trail through area of erosion. Met with Ryan Schafer on how to best accommodate the trail with planned mitigation particularly in the erosion area. Ryan met with Yader Bermudez to look at both situations, Beach Park and this situation. Long term seems to be some intensive capital approach, short term would be some sort of piping system. Craig will go back to Tim Higaes of DIMO or Yader Bermudez to see what funds are available and how they could put some sort of piping back to get the water to flow properly. Further discussion on cost of permits.

Garrett inquired about Building 6 drainage. Bill Carson stated that Pacific States states it is not their fault and wants change order. If cost is over \$20k he recommends having someone else fix it. They will camera line, may be a crushed joint during construction.

- b. Discussion: Pt. Molate Electrical System Study

Howe presented possible businesses/tenants that would be a good fit in Pt. Molate that could generate \$3.2 million per year revenue utilizing existing buildings.

Paul Allen of Hotwatts Technology explained cost to have PG & E reenergize existing 12,000 v primary feed and for repairs to vandalized equipment would cost less than \$500,000 and would be enough to provide tenants with electrical service. Lots of planning and upfront engineering to get process started, submit application to PG & E, give down payment and make scope of what the project would look like. Cost of using generators would be very expensive to run.

Discussion regarding cost of underground utilities at \$1 million per mile, if gas would be needed to secure tenants and condition of wiring inside buildings. Howe reported that we have EBMUD construction drawings for a brand new 12” water line installed in 1986. Next step would be to get the project scoped out and engineered to be taken out for bid. McLaughlin to put on May 24, 2016 agenda for City Council Study Session.

c. Discussion: Nematode Point Molate License Agreement concerns

Bagley expressed concerns about things happening at Pt. Molate by Mr. Winston. Discussion was held regarding licensing, liability, sub-leasing. Craig Murray stated Bobby Winston will be at next PMCAC meeting for clarification.

d. Discussion: Point Molate Non Profit Corporation Review

Garrett presented copy of Bylaws submitted by Bobby Winston. Alex Knox suggested an entity be created that has professional standards that is accountable to the City Council and various stakeholders.

Action: Committee approved (M/S Duncan/Beyaert 12-0-3-0) to continue meeting until 9:30 p.m.

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

Gayle McLaughlin proposed Special Meeting of the PMWG and PMCAC on May 18, 2016 at 6:30 p.m. at 450 Civic Center Plaza in the Richmond Room. Committee approved.

Speaker Carol Teltschick thanked Committee and is concerned of Pt. Molate future and with disorganization, wants committee to exercise their right to review things.

e. Discussion: Review of PMCAC feedback to ULI/TAP Panel

Duncan stated he will be reviewing comments from meeting for ULI and will email by Tuesday morn/afternoon to everyone so we can discuss it. Anyone with a major comment or if you disagree with what was said by way of recommendations let him know.

Beyaert spoke of a Pt. Molate Department be established that could report to City Manager to take on heavy duty financial fiduciary responsibility.

8. Staff Reports

Not reported due to time constraint. Documents in agenda for review.

9. Consent Calendar

Action: Motion to adopt consent calendar (M/S Beyaert/Howe (12-0-3-0)).

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

10. PMCAC Report to City Council

No report.

11. Future Agenda Items

No report.

12. City Council Liaison Reports

No report.

13. Chair and Sub-Committee Reports

No report.

14. Adjournment of PMCAC regular meeting

Meeting adjourned at 9:28 p.m.

SCHEDULED MEETINGS

Special Meeting of PMWG and PMCAC

Wednesday, May 18, 2016, 6:30 p.m., 450 Civic Center Plaza, Richmond Room, 1st floor

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison

