

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

MINUTES
Monday, June 13, 2016, 6:30 PM

1. Call to Order

Chair Bagley called the meeting to order at 6:43 pm.

2. Roll Call

Present: Committee Members Bagley, Beyaert, Brubaker, Carman, Garrett, Gilbert, Guggemos, Hanson, Howe, McNeil, Ruk, Stello

Absent: Duncan

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

Bagley presented.

4. Agenda Review and Adoption

Garrett called for motion to postpone #9 from consent calendar.

Action: Committee approved (M/S Garrett/Howe 12-0-1-0) to adopt the motion.

AYES: Bagley, Beyaert, Brubaker, Carmen, Garrett, Gilbert, Guggemos, Hanson, Howe, McNeil, Ruk, Stello

NOES: None

ABSENT: Duncan

ABSTAIN: None

5. Announcements Through the Chair

Bagley reported. Thank you message from Jeannie Kortz. Discussion of Bylaws regarding definition of meetings if they include regular and special to be included in auto resignation determination. Knox verified with City Attorney's office that regular and special meetings are included in Resolution. PMCAC can make a suggestion to make a revision to clause. McLaughlin to put it on for next Tuesdays City Council meeting. Knox discussed possible future reduction in PMCAC members.

Brubaker called for motion to recommend to council members to change existing Resolution to eliminate the language about special meetings but keep the same requirement for three meetings.

Action: Committee approved (M/S Brubaker/Howe 12-0-1-0) to adopt the motion.

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

6. Open Forum

Cordell Hindler presented inauguration music. Jeff Lee expressed disappointment regarding being off committee due to missed meetings and apologized. He respects the committee and for the support.

7. Presentations, Discussion and Action Items

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

Bill Carson presented. Received three sets of comments from the Water Board, tank, risk assessments for IR Site 4 and polar compounds work plan, which Bill has received conditional approval but wants clarification on comments. Discussion of using Pacific Site Landscapers (which is part of D & H Landscaping) to clear pathways for tank inspections. No update received on wetland change order adjustment, drain behind Bldg. 6 or replication of ground watering treatment, dewatering scenario. Discussion of survey drawings.

- b. Presentation: Michael Boland, Executive Director of Presidio Trust. Slideshow presented regarding the history and evolution of the Presidio. Presidio has been self sufficient since 2013. Rehabilitation began with housing to generate revenue and to make Presidio more welcoming to the community. Be diligent to say “No”, take long view, no temporary decisions. World littered with bad temporary decisions.

- c. Discussion: Building 6 Documentation Update

Bagley reported. She and Howe have spent a considerable amount of time attempting to catalog documents left by the Navy. It will take many more people and days to sort through 1000’s of documents.

- d. Discussion: Point Molate property management

Bagley reported. On May 7, 2016, Shana met with Bill Lindsey, Bruce Goodmiller, Carlos Prevot, Craig Murray and Gayle McLaughlin regarding issues with leasing and subleasing and contracting construction that was going on

at Pt. Molate, issue items were attached to last months agenda. No response received. Someone from Code Enforcement to go out and look at some issues.

e. Discussion: PMCAC Visioning Results

Beyaert presented slideshow and passed around documents. Discussion of 1996 and 2011 visioning results and ranking and Pt. Molate Reuse Plan. Future agenda item as to how to reach out to the public. Garrett presented Land Use Alternative Submittals and Summary of Measured Criteria Analysis.

f. Discussion: Pt. Molate Beach Erosion Review

Beyart reported. Comparison of 1939 and 2015 photos showing an average loss of 1' to 2.5' per year. Discussion of the PMCAC locating a geomorphologist and not being informed that NCE proposal submitted to Yader Bermudez.

Hanson called for motion to obtain a copy of the NCE proposal from Yader Bermudez to inform our discussions around beach erosion.

Action: Committee approved (M/S Hanson/Beyart 11-0-2-0) to adopt the motion.

AYES: Bagley, Beyaert, Brubaker, Carmen, Garrett, Gilbert, Guggemos,
Hanson, Howe, Ruk, Stello
NOES: None
ABSENT: Duncan, McNeil (7:41)
ABSTAIN: None

g. Interim Zoning Results

Garrett reported error in language between when the draft of General Plan reviewed by Planning Commission for approval, reviewed by PMCAC in the end of 2011 between that time and the recommendations that were put forward to the City Council, in April 2012. Discussion followed.

Carmen made motion to contact Lina to request that it be removed from consent calendar and a comment recommendation letter needs to go to City Council to correct these errors. Beyaert made amendment for Committee to request to the City Council that there be no interim zoning adopted for Pt. Molate at this time consistent with the City Council Resolution adopting the General Plan.

Action: Committee approved (M/S Carman/Bagley 11-0-2-0) to adopt the motion.

AYES: Bagley, Beyaert, Brubaker, Carmen, Garrett, Gilbert, Guggemos,
Hanson, Howe, Ruk, Stello
NOES: None

ABSENT: Duncan, McNeil
ABSTAIN: None

8. Staff Reports

Bagley made motion to extend meeting for additional 15 minutes.

Action: Committee approved (M/S Bagley/Carman 9-2-2-0) to adopt the motion.

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

Project Manager's Staff Report including:

1. Expenditures and balances from the Navy Escrow Fund
2. Expenditures and balance from the General Fund
3. Insurance Reporting 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
10. Other

Murray reported on project reports found in the Agenda packet.

9. Consent Calendar:

Bagley indicated Committee held over minutes.

10. PMCAC Report to City Council:

Bagley indicated No Report

11. Future Agenda Items

Mr. Winston's talk on Regional Measure 3. Public outreach. Short term leasing and professional property management bike skills park and cottages review.

12. City Council Liaison Reports:

McLaughlin indicated no report.

13. Chair and Sub-Committee Reports

a. Clean-Up and Restoration – No Report

b. Parks and Open Space:

Hanson indicated taking people out there is difficult. We need to meet with Parks Director, ask that the contract is met to spec. Site needs to be cared for properly. Need better documentation on work performed.

c. Legal: No Report.

d. Finance: No report.

e. ULI Ad Hoc Committee: Garrett indicated to abandon it.

f. Chair: Bagley indicated no scheduling conflicts.

Garrett made motion for PMCAC to take August recess, seconded by Howe. Passed unanimously.

14. Adjournment of PMCAC regular meeting

Howe moved to adjourn the meeting at 9:11 p.m., seconded by Bagley. Passed unanimously.

SCHEDULED MEETINGS

Committee Meeting –

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

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison

