

City of Richmond – POINT MOLATE COMMUNITY ADVISORY COMMITTEE
City Council Chambers – Shimada Room
440 CIVIC CENTER PLAZA

MINUTES
MONDAY, February 8, 2016, 6:30 PM

1. CALL TO ORDER

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

2. ROLL CALL

Present: Committee Members Bagley, Beyaert, Brubaker, Carman, Garrett, Gilbert, Guggemos, Hanson (left via phone 7:58), Howe, Kortz, McNeil (left via phone at 7:42), and Ruk .

Absent: Duncan, Lee, and Stello

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II; Gayle McLaughlin, City Council Liaison; Alex Knox, Mayor's Office.

3. WELCOME AND MEETING PROCEDURES

Bagley presented.

4. AGENDA REVIEW AND ADOPTION

Bagley reviewed.

Action: Committee approved (M/S Beyaert/Brubaker 12-0-3-0) to remove Item 9, noted that minutes under Consent will be held over and approved (M/S Garrett/Carman (12-0-3-0) to adopt the Agenda.

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

NOES: None

ABSENT: Duncan, Lee and Stello.

ABSTAIN: None

5. ANNOUNCEMENTS THROUGH THE CHAIR

Bagley reported. Bagley introduced City Councilmember Gayle McLaughlin as the new City Council Committee Liaison. Garrett introduced an item relating to the Pt Molate Beach Park.

6. OPEN FORUM

Cordell Hindler presented Autumn Leaves by Roger Williams.

7. PRESENTATIONS, DISCUSSION & ACTION ITEMS

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

Tomer Schetrit of Terraphase presented. Schetrit presented current status of IR Site 3 and drainage swale investigation is needed in front of Building 6. Schetrit further discussed the Water Board requirements for a ground water monitoring treatment system. Discussion on Underground Storage Tank closure status and response to questions regarding the difference and application of Fuel Product Action Levels (FPAL) and the Environmental Screening Level (ESL). Howe inquired about Water Board's review into Polar Compounds and reporting limits related to FPAL. Schetrit also reviewed IR Site 1 and Total Petroleum Hydrocarbon (TPH) in the influent that will require additional treatment. Garrett inquired why Water Board was pressing apparently only local governments on Polar Compounds at other closed Defense sites such as Treasure Island, Hunters Point and the Airport. Garrett also inquired on status of IR Site 4.

2. Discussion: Cottages Review

Garrett indicated that Duncan was not present at this meeting but has done a review. Howe indicated that Duncan's firm did a pretty extensive review. Garrett indicated that this item should be held over until Duncan's return.

3. Discussion: Historic Development Constraints

Bagley indicated that this item should be held over for further discussion. Discussion that there are only six structures considered to be contributing historic value and those buildings are 1,6,10,13,17 and 63. Garrett inquired to what three structures were demolished within the IR Site Project area. Garrett referenced a Building Conditions Survey Report received and directed by Joel Camacho and the Engineering Department. McNeil left the meeting via conference phone at 7:42pm. Hanson left the meeting via conference phone at 7:58pm.

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

ACTION: NO CONSENT CALENDAR. COMMITTEE HELD OVER MINUTES.

10. PMCAC QUARTERLY REPORT TO CITY COUNCIL

A. APPROVE – PMCAC Annual Report to City Council

Discussion on what items and when it would be necessary to take forward to City Council.

11. FUTURE AGENDA ITEMS

Brubaker inquired to the Grant status. Kortz referenced bicycle riding and smells from Chevron and calls necessary to the Air Quality Board. Bagley discussed items that could go on to future Agenda.

12. CITY COUNCIL LIAISON REPORTS

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

McLaughlin reported her discussion with the City Attorney and Assistant City Attorney Somavilla regarding status of the Upstream lawsuit. McLaughlin noted that the City prevailed at the District Court on all claims and that Upstream and the Tribe appealed to the Ninth Court and the City filed an Opposition Brief last month. McLaughlin also noted that the City was awarded \$1.9M in Attorney fees that Upstream has also appealed.

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:

Gilbert reported and indicated that she was not able to get a written report submitted. Gilbert reported on tools used, conditions of types of plants and looking at type of plant to help prevent bluff erosion.

c. Legal:

Bagley reported on information from City Attorney Goodmiller and that Murray distributed to the Committee earlier a summary of the briefs on the lawsuit. Bagley indicated that shw would like to see training from City Attorney's office on the Brown Act and Ethics.

d. Finance: No Report.

e. ULI Ad Hoc Committee: No Report.

f. Chair: No Report. Howe indicated that approval to scan documents in Building One has been received and reported that Garrett and Guggemos will assist.

14. ADJOURNMENT

Beyaert moved to adjourn the meeting at 8:23 pm, seconded by Garrett. Passed unanimously.

15. Assemblage of PMCAC Standing Sub-Committees

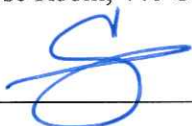
Adjourned to Sub-Committee Meetings.

SCHEDULED MEETINGS

Committee Meeting – .

Monday, March 14, 2016, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison

