

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

**MINUTES**

**Monday, September 12, 2016, 6:30 PM**

**1. Call to Order**

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

**2. Roll Call**

Present: Committee Members: Bruce Beyaert, Bruce Brubaker, Paul Carman, Charles Duncan, Joan Garrett, Dorothy Gilbert, Al Guggemos, Jim Hanson, Mark Howe, Katrinka Ruk

Absent: Bob McNeil

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II; Mayor Tom Butt, Tim Higare, Director of DIMO; Gayle McLaughlin, City Council Liaison; Alex Knox, City Council Liaison; Shanita Harris, Administrative Aide, DIMO Department

**3. Welcome and Meeting Procedures**

Duncan presented.

**4. Agenda Review and Adoption**

McLaughlin and Higare asked to be moved up on the Agenda after Beyaert called for motion to adjust agenda items as modified by Chair.

**Action:** Committee approved (M/S Beyaert/Ruk 10-0-1-0) to adopt the motion.

AYES: Beyaert, Brubaker, Carman, Duncan, Garrett, Gilbert, Guggemos, Hanson, Howe, Ruk

NOES: None

ABSENT: McNeil

ABSTAIN: None

**5. Announcements Through the Chair**

Beyaert reported. The Bay Area Toll Authority is going out to bid for \$48 million Richmond San Rafael Bridge Improvement Project.

**6. Open Forum**

Pam Stello – reports that she has regrettably has not been reappointed to this committee. She spoke about public process and infrastructure

Carol Teltschick – spoke about infrastructure planning of Pt. Molate

Cordell Hindler - presented 20's music.

Jeff Lee – spoke about using work that Mark Howe did as criteria for a RFP

## 7. Presentations, Discussion and Action Items

- a. Discussion: Weekly and monthly remediation progress report out with Terraphase – Tomer Schretrit reported
  1. Monthly Report – June 2016
  2. Monthly Report – July 2016
  3. Monitoring Report UST's – 2Q 2016
  4. Wetland Migration Project Update
  
- b. Discussion: Status update of the short term leasing program. Lease compliance, improvement activities, lease arrangements – Tim Higaes, Director of DIMO Subleasing is included with redoing of license the use will be for storage only. Tim will generate a report to answer all questions and will attend PMCAC next meeting. He plans to fix all procedures that may not have been followed before he has been in his position as Director of DIMO.
  
- c. Discussion: Point Molate Development Forecast – Mayor Tom Butt presented a Power Point giving the history of Point Molate. (copy is included in file) Mayor Butt shared that this is his first time attending a PMCAC meeting. He prefers that the committee does its work without interference. He spoke about who has authority to advise the planning of Point Molate.

Cordell spoke, suggested that a hotel should be included with the land use of Point Molate to generate revenue for the city. Howe asked about the developer of Point Molate Jim Lavine. Mayor Butt does not believe that Levine will be a part of the development. Burbaker asked about the infrastructure improvement. Housing was discussed.

- d. Discussion: City Council Resolution No. 51-16 Modifications – Alex Knox presented a memo in packet – Revisions to PMCAC Enabling Resolution. Knox stated that the Mayor will appoint two new members to PMCAC. Knox suggested reducing the size of PMCAC. Chair suggested that items to be discussed at the next meeting.

Duncan called for motion to form a subcommittee to study solutions to present to council on reducing the size of the PMCAC from 19 to 15 members and revoke prior motion establishing a subcommittee to study solutions.

Discussion of subcommittee – Garrett/Knox

**Action:** Committee approved (M/S Duncan/Beyaert 9-1-1-0) to adopt the motion.

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

After committee discussion Beyaert called for motion to revise Res. 8-11 to provide reports at least annually that includes delete clean-up and restoration language used at the beginning of the meeting, and revise language in the Meeting Procedures eliminating individuals adding items to the agenda it is to be determined by the Chair.

**Action:** Committee approved (M/S Beyaert/Duncan 10-0-1-0) to adopt the motion.

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

e. Action: Election of Chair and Vice Chair – Motion to elect for Chair and for Vice Chair term to expire May 2017

Duncan called for motion to nominate Jim Hanson as Chair.

**Action:** Committee approved (M/S Duncan/Beyaert 9-0-1-1) to adopt the motion.

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

Hanson will consider this position.

Hanson called for motion to nominate Bruce Brubaker as Vice Chair

**Action:** Committee approved (M/S Hanson/Howe 10-0-1-0) to adopt the motion.

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

Brubaker accepted position.

## 8. Staff Reports

Duncan made motion to extend meeting to 9:20 P.M.

**Action:** Committee approved (M/S Duncan/ Brubaker 10-0-1-0) to adopt the motion.

AYES: Beyaert, Brubaker, Carman, Duncan, Garrett, Gilbert, Guggemos,  
Hanson, Howe, Ruk  
NOES: None  
ABSENT: 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 – No report
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 - Enclosed
8. Beach Park – Gilbert reports
9. IR Site 3 Remediation and Abatement Project
10. Other

**9. Consent Calendar:**

- a. APPROVE – PMCAC meeting minutes of July 11, 2016

**10. PMCAC Report to City Council:**

**11. Future Agenda Items**

- a. Public Outreach
- b. Bike Skills Park
- c. Bay Trail/ Pt. San Pablo Peninsula

**12. City Council Liaison Reports:**

- a. Councilmember McLaughlin regarding recent issues in Richmond relevant to the Advisory Committee. The litigation report remains the same as last report and we are waiting for a date for the oral argument. She has an agenda item for the next Council Meeting to organize three community meetings to involve the public to determine the land use of Pt. Molate. The next step will have the information from the community meetings presented for the Planning Commission's approval and then the PMCAC can discuss a RFP.

Beyaert spoke, that there are 12 plans submitted for Point Molate and is not enthused to produce another plan.

- b. PMCAC appointment status

### 13. Chair and Sub-Committee Reports

- a. Clean-Up and Restoration
- b. Parks and Open Space:
- c. Legal: No Report.
- d. Finance: No report.
- e. Chair:
  - 1. Identification of pending schedule conflicts
    - a. No Monday October 10, 2016 PMCAC Meeting due to holiday. PMCAC will meet on Wednesday, October 12, 2016 in the Richmond Room.

### 14. Adjournment of PMCAC regular meeting

Duncan moved to adjourn the meeting at 9:20 p.m., seconded by Brubaker; passed unanimously. Meeting adjourned at 9:18 p.m.

### SCHEDULED MEETINGS

Committee Meeting – Wednesday, October 12, 2016 in the Richmond Room, 450 Civic Center Plaza

Minutes respectfully submitted by:



---

Craig K. Murray, PMCAC Staff Liaison

