

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

MINUTES
Monday, November 14, 2016, 6:30 PM

1. Call to Order

Chair Hanson called the meeting to order at 6:36 pm.

2. Roll Call

Present: Committee Members, Beyaert, Brubaker, Carman, Duncan, Garrett, Hanson, Howe, McNeil, Portero, Ruk (6:46)

Absent: Gilbert

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II; Alex Knox, City Council Liaison; Shanita Harris, Administrative Aide, DIMO Department

3. Welcome and Meeting Procedures

Hanson presented.

4. Agenda Review and Adoption

Beyaert called for motion to remove #9B from consent calendar.

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

AYES: Beyaert, Brubaker, Carmen, Duncan, Garrett, Hanson, Howe, McNeil, Portero

NOES: None

ABSENT: Gilbert, Ruk

ABSTAIN: None

5. Announcements Through the Chair

Hanson reported. Long meeting tonight, if additional information is needed, please hold until end of meeting.

6. Open Forum

Cordell Hindler presented Doris Day song Que Sera Sera, committee members joined in with serenade. Rich Fratus, East Bay Branch Manager with First Security Service for Point Molate introduced himself.

7. Presentations, Discussion and Action Items

- a. Presentation: Bill Carson and Tomar Schetrit of Terraphase discussed annual budget and overview and concerns of IR Site 1, 3 and 4.

Powerpoint presentation was shown. Craig Murray agreed to forward to PMCAC members.

Garrett asked if PMCAC could receive a draft of work plans and comments from the Water Board. Bill Carson agreed with direction from the City.

Monthly inspection of UST's with quarterly reporting. Next structural inspection due early 2017. Discussion regarding removal of tanks. Howe asked how does the ESL polar compounds issue affect closure.

Discussion of \$50,000 cost per year to monitor tanks and what activities are performed.

Garrett called for motion to appoint a PMCAC representative to be the document recipient of all documents whether draft or otherwise from both the Water Board and Terraphase to be communicated to PMCAC and then distributed. Include in health and human risk assessment for Drum Lots 1 and 2 scenario evals for commercial, residential, recreational and no use. Produce very rough estimate of cost to monitor, remediate and excavate UST's per tank with MVP value.

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

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

- b. Mayor Butt gave presentation along with powerpoint on Pt. Molate National Historic District. He stated we need to find a way to capitalize on the aspect of the wine industry. Winehaven was built in 1907 and was the largest in the world in 1908 producing 10 million gallons per year and had 400 workers. Prohibition shut it down in 1919 and was sold off and stated vacant until 1941 when it was bought by the Navy.

Speaker Cordell Hindler stated it was a wonderful presentation. He would like to see a hotel built which would generate revenue. Discussion of the restrictions in planning development around historical buildings.

Action: Hanson asked committee to move items 7c, d and e to after staff reports so leasing could be discussed. (M/S Garrett, Duncan 10-0-1-0) to approve motion.

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

- c. Held over to Future Agenda Items.
- d. Brubaker presented draft of streamlined agenda format, motioned for approval.

Action: A revised motion by Garrett to approve the new streamlined form of agenda, implemented within the bylaws as a draft, agendize item with public participation at next PMCAC meeting to approve updated bylaws. (M/S Garrett, Brubaker 10-0-1-0) to approve motion.

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

Speaker Cordell Hindler liked new format and to take off consent calendar.

Bruce Beyaert distributed information regarding Meeting of Minds Conference he attended.
Discussion held.

8. Staff Reports

Craig Murray asked committee to refer to page 8A 4.11 presenting Nematode Holdings Space Measurements for Pt. Molate showing existing lease agreement and proposed/ expanded lease agreements. He stated this was second proposal to work through any concerns of first lease document. Request of 9 additional lease spaces that would generate revenue over \$3,000 and would activate the space and have more eyes and activity but to stay within the nature allowed within the current use of the structures.

Bobby Winston thanked everyone for patience and expressed benefit of having more tenants that would help prevent further gang graffiti on buildings. Discussion of types of tenants proposed, status of leaking buildings and problems with license agreement. Portero stated there should be a process to track those that would be interested in utilizing Pt. Molate spaces.

Brubaker motioned for PMCAC to give conditional conceptual approval to license agreement subject to Mark Howe working out details with City Staff.

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

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

9. Consent Calendar

Garrett made motion to approve minutes from September 12, 2016 PMCAC meeting.

Action: Committee approved (M/S Garrett/Beyaert) 10-0-1-0) to approve motion.

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

Action: Motion to extend meeting to 9:15 p.m. (Duncan/Beyaert) 10-0-1-0) to approve motion.

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

10. PMCAC Report to City Council – No report

11. Future Agenda Items

- a. PMCAC process and lease
- b. 7c – NCE contract
- c. Bylaw update
- d. Report of Community Meetings
- e. San Pablo Yacht Harbor new owners invited to PMCAC meeting
- f. Sub-contractor to restore electricity to Pt. Molate (Howe)

12. City Council Liaison Reports - No report.

13. Chair and Sub-Committee Reports - No report.

14. Adjournment of PMCAC regular meeting

Duncan moved to adjourn meeting at 9:15 p.m., seconded by Beyaert; passed unanimously.

SCHEDULED MEETINGS

Committee Meeting –

Monday, December 12, 2016, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison