

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

MINUTES
Monday, June 12, 2017, 6:30 PM

1. Call to Order and Roll Call

Chair Hanson called the meeting to order at 6:33 pm.

Present: Committee Members, Beyaert, Brubaker, Duncan, Gilbert, Gosney, Hanson, Portero, Ruk

Absent: Carman, Howe

Staff Present: Craig K. Murray, Staff Liaison, Development Project Manager II, Alex Knox, City Council Liaison and Debra Holter, Fire Prevention, Office Assistant II

2. Approval of Agenda

Hanson recommended that Item 7b – Pt. Molate Use Procedures be placed next on agenda and called for motion to approve agenda.

Action: Committee approved (M/S Duncan/Beyaert 7-0-3-0) to adopt the motion.

AYES: Beyaert, Brubaker, Duncan, Gosney, Hanson, Portero, Ruk
NOES: None
ABSENT: Carman, Gilbert, Howe
ABSTAIN: None

3. Approval of PMCAC Meeting Minutes.

Hanson called for motion to approve minutes from April 10, 2017.

Action: Committee approved (M/S Beyaert/Brubaker 7-0-2-1) to adopt the motion.

AYES: Beyaert, Brubaker, Duncan, Gilbert, Hanson, Portero, Ruk
NOES: None
ABSENT: Carman, Howe
ABSTAIN: Gosney

Approval of May 10, 2017 minutes.

Action: Committee approved (M/S Beyaert/Brubaker 8-0-2-0) to adopt the motion.

AYES: Beyaert, Brubaker, Duncan, Gilbert, Gosney, Hanson, Portero, Ruk
NOES: None
ABSENT: Carman, Howe
ABSTAIN: None

Approval of May 26, 2017 minutes.

Action: Committee approved (M/S Beyaert/Brubaker 8-0-2-0) to adopt the motion.

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| AYES: | Beyaert, Brubaker, Duncan, Gilbert, Gosney, Hanson, Portero, Ruk |
| NOES: | None |
| ABSENT: | Carman, Howe |
| ABSTAIN: | None |

4. Announcements Through the Chair

No chair announcements.

5. Open Forum

Speaker Cordell Hindler played Lazy, Hazy, Crazy Days of Summer by Nat King Cole.

6. Council Liaison Report

Craig Murray reported for Gayle McLaughlin stating no update on legal issue.

7. Presentations, Discussion and Action Items

- a. Tomer Schetrit, Terraphase provided overview of IR Site 1, former landfill. High concentrations of primary COC's, petroleum and PHA's. Landfill use discontinued in the late 1970's. Site thickness varies to 35' max at downhill slope. Gosney mentioned that landfill is mostly construction debris and petroleum came from overfilling tanks above site. Discussion continued on slide presentation.
- b. City Manager Bill Lindsay thanked everyone for their service on the Committee. He spoke on license agreements for short term uses which could be terminated within 90 days if needed without cause for Pt. Molate. He plans by the end of the month to have a draft set of policies and procedures for appropriate uses, lease provisions and allowed activities to be adopted by City Council so it would allow staff to be able to administer on a day to day basis. A property management company would oversee.

Speaker Cordell Hindler presented picture of a hotel he envisions to be at Pt. Molate. Portero wanted clarity of where people need to go to lease Pt. Molate.

Beyaert stated guidelines tricky, events are good idea.

Gilbert wants events manager and property manager to work together.

Duncan inquired if the City had a property management contact.

Gosney wants one stop person in charge of everything, need better policy.

Brubaker concern, what is PMCAC role, options on lease review/approval to recommend to Council.

Duncan would like a one person point of contact for leases and events PMCAC would review and stated primary concern is use compatible with historical standards. Beyaert, PMCAC should not review every short term lease if City Council adopts policy and procedures. Would like to see monthly report. Ruk asked if separate procedures for short vs long term leasing will be established.

CM Lindsay responded stating the policy he sees would not contemplate long term leases, until long term land use decisions are made, but could change. Short term being 1 year. He agrees there needs to be policies in place and respecting historical guidelines, a one person stop who would know what policies are. If short term leases fit within the policies in place and are met it could be handled administratively, if anything has an exception to policies and needs special approval then PMCAC would get involved, which would allow things to happen quickly. Leasing reports and accounting records could happen. On-going security would not be a property manager function per se, but have that person know the needs of the property and what needs to be watched. Use of Quonset Hut could be handled administratively as long as all policies are met. Property management would follow checklist and route to correct departments to handle.

- c. Hanson reported all three items passed before Council; interim proposal, water side workshops and property management. Received useful information at Special Meeting site visit regarding renovations and pitfalls with leasing.
- d. Portero spoke of Artisan Village Proposal where renters would repair historic buildings under City guidelines in exchange for rental cost. Speaker Cordell Hindler showed picture of gallery concept he would like to see that would show peoples uniqueness. Gilbert read paragraph regarding Industrial Park Tour with Howe (see page 9.4).

8. Staff Reports

Craig Murray reported on financial report/budget, First Security Services, Pacific Site Management landscaping report, expired committee terms extending 90 days and new Pt. Molate Caretaker, Khary Clyburn. FEMA funds for storm damage. Parks cleared fallen tree blocking pier, caretaker to start working on trees by cottages. Craig to speak to Parks on priority of landscaping and on bids for tree removal. Bobby Winston to provide updated leasee reports.

9. PMCAC Ad Hoc Committee and Subcommittee Reports

- a. Joan Garrett provided background history presentation on Beach Park. Built in the mid 1970's for Navy personnel, turned over to City in 2003, park closed due to lack of funding. Spoke of prior Park clean ups and amount of trash removed. She stated the need for cooperative arrangement with volunteers and Parks Department for clean-up and maintenance of park.

- b. Hanson spoke of Beach Park long term erosion and presented photos and discussed. Resilient by Design Project opportunity for us to get incite on what some options would be. Laurie Wilkie of UC Berkeley stated it would be a way to look at planning for the future that would interpret some of the historical features. Propose a letter to City Council to apply online, application deadline is July 14, 2017 to be considered as part of this resilient design. Discussion held.

Gosney called for motion for PMCAC to send recommendation in care of City Manager and Mayor to consider staff to move forward with the application or consider if it needs to go on City Council agenda.

Action: Committee approved (M/S Gosney/Portero 7-0-2-1) to adopt the motion.

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| AYES: | Beyaert, Brubaker, Duncan, Gilbert, Hanson, Portero, Ruk |
| NOES: | None |
| ABSENT: | Carman, Howe |
| ABSTAIN: | Gosney |

- c. Hanson spoke of community meetings, North Richmond is doing a shoreline planning process. There will be a follow up meeting on June 22, results of feedback will be available.

10. Action Item Review

- a. Gosney to provide Navy report he found to Tomer of Terraphase.
- b. Motion to go to City Manager and Mayor regarding Resilient Design application.
- c. Tomer to provide PDF presentation IR Site 1 powerpoint.
- d. Prioritized landscape schedule.

11. Adjournment of PMCAC regular meeting.

Hanson adjourned meeting at 9:04 p.m, seconded by Portero, unanimously passed.

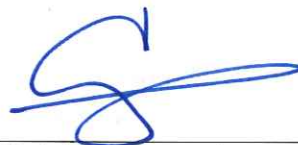
SCHEDULED MEETINGS

Committee Meeting –

Monday, July 10, 2017, 6:30 p.m., Multi-Purpose Room, 440 Civic Center Plaza

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Minutes respectfully submitted by:



Craig K. Murray, PMCAC Staff Liaison