



City of Fort Bragg

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Meeting Minutes City Council

*THE FORT BRAGG CITY COUNCIL MEETS CONCURRENTLY AS
THE FORT BRAGG MUNICIPAL IMPROVEMENT DISTRICT NO. 1
AND THE FORT BRAGG REDEVELOPMENT SUCCESSOR
AGENCY*

Tuesday, October 12, 2021

6:00 PM

Via Video Conference

CALL TO ORDER

Mayor Norvell called the meeting to order at 6:00 PM, all Councilmembers appearing via video conference.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: 4 - Mayor Bernie Norvell, Councilmember Tess Albin-Smith, Councilmember Lindy Peters and Councilmember Marcia Rafanan

Absent: 1 - Vice Mayor Jessica Morsell-Haye

AGENDA REVIEW

1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

- 1A.** [21-530](#) Presentation of Proclamation Proclaiming October 11, 2021 as Indigenous Peoples Day

Mayor Norvell read a Proclamation honoring Indigenous Peoples' Day. Sherwood Valley Band of Pomo Tribal Chair Melanie Rafanan accepted the Proclamation from the Mayor and gave brief remarks regarding the importance of the contributions of indigenous peoples.

- 1B.** [21-535](#) Presentation of Proclamation Recognizing October as Domestic Violence Awareness Month

Mayor Norvell read a Proclamation recognizing the month of October as Domestic Violence Awareness Month. Project Sanctuary representative Michelle Roberts accepted the Proclamation.

- 1C.** [21-541](#) Presentation from the Economic Development & Financing Corporation

Robert Gernert of the Economic Development & Financing Corporation gave a presentation to the City Council on the important work of EDFC.

2. PUBLIC COMMENTS ON: (1) NON-AGENDA, (2) CONSENT CALENDAR & (3) CLOSED SESSION ITEMS

- (1) Jay McMartin-Rosenquist, Jacob Patterson.

- (2) None.
- (3) N/A.

3. STAFF COMMENTS

City Manager Miller gave an update on the biosolids dryer for the Wastewater Treatment Facility. She also reported that grants totaling \$21M are in the works. The City surplus is up over the prior year by \$221k or a 32% increase from FY 18/19. Visit Fort Bragg has an event on October 30, the Magic Alley, offering goodies and entertainment. Trunk or Treat program at CV Starr Center will be held on October 31, 5:30-7:30 PM. The City Council has a work session on October 20 to evaluate the cannabis dispensary ordinance. Miller asked Councilmembers to weigh in regarding whether or not they want the meeting to be virtual or in person. She noted that City staff are working on a website upgrade, scheduled to be launched in mid-January 2022. The City's new digital kiosk should be up and running by then as well. City Manager Miller reported on the ribbon-cutting ceremony at the City's water plant for the new desalination unit. The new unit processed 270k gallons over the weekend.

4. MATTERS FROM COUNCILMEMBERS

Mayor Norvell mentioned that the ad hoc committee received approval from County Supervisors for Measure B funds to help manage a four-bed crisis respite facility in Fort Bragg. The Mayor reported that he participated in a Police Department BoloWrap training. Councilmember Peters reported on the Sonoma Clean Power board meeting last week. Peters presided over the ribbon-cutting ceremony for the desalination unit last weekend, stating that all locals should be proud of this accomplishment. **Vice Mayor Morsell-Haye joined the meeting at 6:40 PM.** Councilmember Albin-Smith requested a joint meeting with the Planning Commission on cannabis. She recommended that the Police Chief give a report to the City Council. She noted that MTA is obtaining five electric buses including one for Fort Bragg. Councilmember Rafanan said tourists are still coming to town and transient occupancy tax should still be coming in. All Councilmembers stated their preference to have the cannabis ordinance workshop in person at Town Hall on October 20.

ROLL CALL

Present: 5 - Mayor Bernie Norvell, Vice Mayor Jessica Morsell-Haye, Councilmember Tess Albin-Smith, Councilmember Lindy Peters and Councilmember Marcia Rafanan

5. CONSENT CALENDAR

Approval of the Consent Calendar

A motion was made by Councilmember Albin-Smith, seconded by Councilmember Peters, to approve the Consent Calendar. The motion carried by the following vote:

Aye: 5 - Mayor Norvell, Vice Mayor Morsell-Haye, Councilmember Albin-Smith, Councilmember Peters and Councilmember Rafanan

- 5A.** [21-516](#) Adopt City Council Resolution Confirming the Continued Existence of a Local Emergency in the City of Fort Bragg

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 4451-2021

5B. [21-521](#) Approve Minutes of September 27, 2021

These Minutes were approved on the Consent Calendar.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

7. PUBLIC HEARING

7A. [21-518](#) Receive Report, Conduct Public Hearing, and Consider Adoption of City Council Resolution Approving Coastal Development Permit Amendment 3-17/19/21, Design Review Amendment 5-17/19/21, and Lot Merger 1-21 of APN 018-340-04-00 and APN 018-340-06-00 for the Danco Mixed-Income Senior, Multi-family, and Permanently Supportive Housing Project Located at 441 South Street

Mayor Norvell opened the public hearing at 6:50 PM.

Assistant Planner Locke presented the staff report on this agenda item.

Public Comment: None.

Mayor Norvell closed the public hearing at 6:53 PM.

A motion was made by Councilmember Albin-Smith, seconded by Councilmember Peters, that this Resolution be adopted. The motion carried by the following vote:

Aye: 5 - Mayor Norvell, Vice Mayor Morsell-Haye, Councilmember Albin-Smith, Councilmember Peters and Councilmember Rafanan

Enactment No: RES 4452-2021

7B. [21-538](#) Receive Report, Conduct Public Hearing and Consider Adoption of City Council and Financing Authority Resolutions Authorizing Series 2021 Lease Revenue Bonds to Pay Off a Portion of the City's Unfunded Accrued Liability with CalPERS and Fund the Site Acquisition at the Southern Portion of the Mill Site

Mayor Norvell opened the public hearing at 6:56 PM.

City Manager Miller gave the staff report on this agenda item, with support from Mike Meyer and Leslie Bloom of NHA Advisors (financial advisors), David Fama and James Wawrzyniak of Jones Hall (legal counsel), and Jeff Land of Oppenheimer (underwriters).

Public Comments were received from:

- Andrew Jordan spoke about the risk of this sophisticated financial transaction and asked if local individuals can purchase some of the bonds to support the city.
- Paul Clark said the City's economic development strategy is not being followed. He asked what the ramifications would be if the City defaults on this debt.
- Jacob Patterson, local attorney, said the City should be able to afford the payments but it is

not wise to spend \$3.5M on the Mill Site property. He thinks the City waited too long to do this and now the interest rates are higher than they should be.

Mayor Norvell closed the public hearing at 7:47 PM.

Discussion: The City Council held discussion concerning the need to move forward with authorizing the lease revenue bonds, saying that it can be viewed as a refinancing to get a better interest rate. If the \$3.5M is not used to acquire the southern portion of the Mill Site property, it can be used for something else or given back. Councilmembers agreed that the language in Section 3 of the City Council resolution should be amended to change the not to exceed amount of the interest cost of the Bonds to 4.0%.

A motion was made by Vice Mayor Morsell-Haye, seconded by Councilmember Albin-Smith, that this Resolution be adopted as amended. The motion carried by the following vote:

Aye: 5 - Mayor Norvell, Vice Mayor Morsell-Haye, Councilmember Albin-Smith, Councilmember Peters and Councilmember Rafanan

Enactment No: RES 4453-2021 / RES JPFA 10-2021

Councilmembers agreed that the language in Section 4 of the Joint Powers Financing Authority resolution should be amended to change the not to exceed amount of the interest cost of the Bonds to 4.0%.

A motion was made by Vice Mayor Morsell-Haye, seconded by Councilmember Albin-Smith, that this JPFA Resolution be adopted as amended. The motion carried by the following vote:

Aye: 5 - Mayor Norvell, Vice Mayor Morsell-Haye, Councilmember Albin-Smith, Councilmember Peters and Councilmember Rafanan

Enactment No: RES 4453-2021 / RES JPFA 10-2021

8. CONDUCT OF BUSINESS

8A. [21-537](#) Receive Report and Consider Adoption of City Council Resolution Downgrading Water Conservation Stage from Stage 4 Water Crisis to a Stage 2 Water Warning

Mayor Norvell recessed the meeting at 8:03 PM; the meeting reconvened at 8:15 PM.

City Manager Miller presented the staff report on this agenda item.

Public Comment was received from Andrew Jordan.

Discussion: None.

A motion was made by Councilmember Albin-Smith, seconded by Councilmember Peters, that this Resolution be adopted. The motion carried by the following vote:

Aye: 5 - Mayor Norvell, Vice Mayor Morsell-Haye, Councilmember Albin-Smith, Councilmember Peters and Councilmember Rafanan

Enactment No: RES 4454-2021

8B. [21-533](#) Receive Report and Consider Adoption of City Pension Funding Policy

City Manager Miller summarized the staff report on this agenda item.

Public Comment: None.

Discussion: None.

A motion was made by Councilmember Peters, seconded by Vice Mayor Morsell-Haye, that the City Pension Funding Policy be approved. The motion carried by the following vote:

Aye: 5 - Mayor Norvell, Vice Mayor Morsell-Haye, Councilmember Albin-Smith, Councilmember Peters and Councilmember Rafanan

9. CLOSED SESSION

ADJOURNMENT

Mayor Norvell adjourned the meeting at 8:38 PM.

BERNIE NORVELL, MAYOR

June Lemos, CMC, City Clerk

IMAGED (_____)