



# City of Fort Bragg

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## Meeting Minutes Special 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*

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Thursday, October 24, 2019

6:00 PM

Town Hall, 363 N Main Street

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### Special City Council Meeting

#### CALL TO ORDER

Mayor Lee called the meeting to order at 6:00 PM.

#### ROLL CALL

**Present:** 5 - Mayor Will Lee, Vice Mayor Bernie Norvell, Councilmember Lindy Peters, Councilmember Jessica Morsell-Haye and Councilmember Tess Albin-Smith

#### 1. PUBLIC COMMENTS ON CLOSED SESSION ITEMS

None.

#### 2. CONDUCT OF BUSINESS

##### **2A. [19-455](#) Receive Report and Provide Direction on Regulating "Formula Businesses"**

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

Public Comment was received from:

- Jamie Peters spoke in support of a city-wide ordinance banning any chain businesses that have bad business records, legal settlements against them, or are considered predatory businesses.
- Shay Wachtel is against big box stores because they increase the wealth gap in town and offer low wage jobs.
- Annemarie Weibel spoke in opposition to big box stores and recommended that the Council review the Mendocino County ordinance regarding chain and formula stores.
- Leslie Kashiwada recommended a moratorium on big box stores until a policy can be developed.
- Jenny Shattuck commented that Policy LU-4.3 should limit size to a maximum of 5,000 square feet.
- Rain Waters spoke in support of promoting entrepreneurship at local schools and helping locals build their businesses.
- Gabriel Quinn Maroney said that the City should not slam the door on big box or formula stores if they care about the town, can be productive, fit the criteria and there is public input.

Discussion: After much discussion, the Council generally agreed that they want to take a

further look at retail and restaurants, including fast food. They want to protect the Central Business District and have an opportunity to review what big box or chain businesses are in the CBD and in the gateways to the City. Council wants to require Conditional Use Permits; they are not in favor of any caps; they prefer to review applications on a case-by-case basis. Council directed staff to bring this matter to the Planning Commission for review and input, then draft an ordinance to bring back to the Council for review, prior to introduction.

**This Staff Report was referred to staff.**

- 2B. [19-431](#)** Receive Report and Consider Adoption of City Council Resolution Accepting the Bid of WESCO Services LLC dba SLS Energy Solutions as the Lowest Responsive Bid, Awarding the CV Starr LED Lighting Project, City Project No. PWP-00114, to WESCO Services LLC dba SLS Energy Solutions and Authorizing City Manager to Execute Contract and PG&E Loan Documents, (Amount Not to Exceed \$106,562.72), Amending the FY 2019-2020 Budget (Amendment No. 2020-04)

Assistant Director of Public Works Smith presented the staff report for this item.

Public Comment was received from:

- Annemarie Weibel wants research done on how LED lights affect people.
- Dan Keyes, Mendocino Coast Recreation and Parks District Executive Director, noted that this project provides a win-win situation for the CV Starr Center, as it will substantially reduce the amount of their utility bills and maintenance staff will spend less time replacing lights.

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

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

Enactment No: RES 4209-2019

- 2C. [19-457](#)** Receive Recommendation from Public Works and Facilities Committee and Approve Scope of Work for a Request for Proposals (RFP) for the 2020 Maple Street Storm Drain and Alley Rehabilitation Project

**Mayor Lee recessed the meeting at 7:53 PM; the meeting reconvened at 7:59 PM. Councilmember Peters and Vice Mayor Norvell recused themselves from hearing this item, citing a conflict of interest as they live within 500 feet of the project. They left the Council Chamber at 8:00 PM.**

Director of Public Works Varga gave the staff report on this item.

Public Comment: None.

Discussion: After a brief discussion, the general consensus of the Council was to approve the Scope of Work in the Request for Proposals and to allow Public Works Director Varga flexibility to adjust the scope of work on the south end of Park Street if needed.

**This Scope of Work was approved by a unanimous voice vote.**

### **3. CLOSED SESSION**

Mayor Lee recessed the meeting at 8:18 PM; Councilmember Peters and Vice Mayor Norvell returned to the Council Chamber at 8:19 PM. The meeting reconvened to Closed Session at 8:23 PM.

3A. [19-474](#) CONFERENCE WITH REAL PROPERTY NEGOTIATORS FOR POSSIBLE ACQUISITION OF REAL PROPERTY, Pursuant to Government Code Section §54956.8: Real Property: APN 018-430-22-00, 90 W Redwood Ave., Fort Bragg, CA 95437; City Negotiator: Tabatha Miller, City Manager; Negotiating Party: Dave Massengill, Environmental Affairs, Georgia Pacific Corporation; Under Negotiation: Terms of Acquisition, Price

3B. [19-475](#) PUBLIC EMPLOYEE PERFORMANCE EVALUATION, Pursuant to Government Code Section §54957: Title: City Manager

Mayor Lee reconvened the meeting to Open Session at 9:12 PM and reported that no reportable action was taken on the Closed Session items.

**ADJOURNMENT**

Mayor Lee adjourned the meeting at 9:12 PM.

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WILLIAM V. LEE, MAYOR

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June Lemos, CMC, City Clerk

IMAGED (\_\_\_\_\_)