



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*

Monday, June 11, 2018

6:00 PM

Town Hall, 363 N. Main Street

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: 5 - Mayor Lindy Peters, Vice Mayor Will Lee, Councilmember Michael Cimolino, Councilmember Bernie Norvell and Councilmember Dave Turner

AGENDA REVIEW

1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

- 1A. [18-211](#) Presentation of Proclamation recognizing June 18-24, 2018 as National Pollinator week!

Mayor Peters presented a proclamation recognizing June 18-24, 2018 as National Pollinator Week to Cornelia Reynolds. Ms. Reynolds gave the Council an update on the building of Bee Friendly Park. The Mayor announced the winners of the Outstanding Sidewalk Gardens to Bragg About contest by the Fort Bragg Garden Club.

2A. PUBLIC COMMENTS ON: (1) NON-AGENDA, (2) CONSENT CALENDAR & (3) CLOSED SESSION ITEMS (30 Minutes)

(1) Non-Agenda Items:

- Rex Gressett suggested that the City require the committee demanding that the City convert to by-district elections identify themselves during negotiations.
- John Gallo spoke about community resilience, the Local Coastal Plan amendment and general city matters.
- John Fletcher said supporting local businesses is very important, especially during the winter months.
- Ann Rennacker wants the City to stand up to Department of Toxic Substances Control regarding cleanup of toxins on the mill site.
- Eric Dwyer talked about the stairway to Glass Beach.
- Jacob Patterson spoke about Dry Shed #4.

(2) Consent Calendar Items: None.

(3) Closed Session Items: None.

3. STAFF COMMENTS

City Manager Miller gave an update on the Glass Beach stairs, saying the project will go back to the Community Development Committee to discuss a redesign and then come back to the full Council. Miller announced the City Manager's Blog was launched last week. Chief Lizarraga noted that there is a Neighborhood Watch meeting on June 19. He said Officer Melendez was recognized as the top Fort Bragg Police Department officer for drunk driving arrests. Community Development Director Jones provided a status update on the burned house at 119 East Pine Street and code enforcement efforts being undertaken on Cypress Street. Administrative Services Director Schneider reported on two City events, the Fireworks celebration on July 7 and the Coastal Trail celebration on August 5.

4. MATTERS FROM COUNCILMEMBERS

Mayor Peters reported on a Sonoma Clean Power event and recommended a Beautify Fort Bragg program to pick up trash and clean weeds off sidewalks. Vice Mayor Lee thanked Councilmember Turner for his years of serving on the Council. Councilmember Norvell reported that the Hospitality Center ad hoc committee meeting is on June 12 and asked that those who have comments email or call him. The Council asked Administrative Services Director Schneider to issue a press release regarding how nonprofit businesses can sign up for booths at the Coastal Trail Celebration. Councilmember Turner reported on the Fort Bragg Middle School social studies class presentation on ideas for use of the Mill Site. He noted that Mendocino Recycle is setting up a website for people to post GPS coordinates or photographs of locations that need to be cleaned up and they will do the cleanup.

5. CONSENT CALENDAR

Approval of the Consent Calendar

A motion was made by Councilmember Norvell, seconded by Councilmember Turner, to approve the Consent Calendar. The motion carried by the following vote:

Aye: 5 - Mayor Peters, Vice Mayor Lee, Councilmember Cimolino, Councilmember Norvell and Councilmember Turner

5A. [18-208](#)

Adopt City Council Resolution Calling and Giving Notice of the Holding of a General Municipal Election to be Held on Tuesday, November 6, 2018, for the Election of City Councilmembers as Required by the Provisions of the Laws of the State of California Relating to General Law Cities

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 4098-2018

5B. [18-209](#)

Adopt City Council Resolution Requesting that the Board of Supervisors of the County of Mendocino Consolidate a General Municipal Election to be Held on November 6, 2018, with the Statewide General Election to be Held on that Date Pursuant to §10403 of the Elections Code and to Render Specified Services to the City Relating to the Conduct of Said Election

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 4099-2018

- 5C.** [18-202](#) Adopt City Council Resolution Approving (1) FY 2018/19 C.V. Starr Community Center Operating and Capital Improvement Budget and (2) FY 2018/19 Fee Schedule

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 4100-2018

- 5D.** [18-199](#) Adopt City Council Resolution Authorizing the City Manager to Enter Into a Licensing Agreement with Georgia-Pacific to Establish Public Access to the Coastal Trail from Alder Street and for Public Use of the Alder Street Parking Lot

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 4101-2018

- 5E.** [18-205](#) Approve Minutes of Joint City Council/Mendocino Coast Recreation and Park District Special Meeting of May 21, 2018

These Minutes were approved on the Consent Calendar.

- 5F.** [18-212](#) Approve Minutes of Special City Council Budget Workshop of May 22, 2018

These Minutes were approved on the Consent Calendar.

- 5G.** [18-204](#) Approve Minutes of Special Closed Session of May 29, 2018

These Minutes were approved on the Consent Calendar.

- 5H.** [18-203](#) Approve Minutes of May 29, 2018

These Minutes were approved on the Consent Calendar.

6. PUBLIC HEARING

7. CONDUCT OF BUSINESS

- 7A.** [18-165](#) Receive Report and Presentation for Desalination Plant Feasibility Study and Provide Direction

Engineering Technical O'Connor gave the staff report for this agenda item. Chad Coleman of Coleman Engineering also gave a presentation to the Council. A desalination plant in Fort Bragg is feasible, but will require approximately 17 agencies and 30 permits to accomplish, with a cost of approximately \$5.2 million to construct with costs of about \$124K per year. The Council discussed future water needs on the mill site, possible locations for a desal plant, and the use of groundwater rather than seawater.

Public Comment was received from:

- Ann Rennacker expressed concern about brine disposal.

- Rex Gressett said technology other than reverse osmosis should be considered.
- John Fletcher wanted to know where the desalinated water would be stored.
- Jacob Patterson spoke about desal plant funding sources.
- Eric Dwyer supports constructing another reservoir, stating it would be less expensive than a desalination plant.

Discussion: After further discussion, the Council directed that the matter be brought back to the Public Works and Finance Committee to weigh the economic feasibility of a desalination plant project.

Mayor Peters recessed the meeting at 8:01 PM; the meeting reconvened at 8:09 PM.

This Staff Report was referred to the Public Works and Facilities Committee.

7B. [18-198](#) Receive Recommendation from Planning Commission and Provide Direction to Staff Regarding Mill Site Reuse Plan: Land Use Regulations and Development Standards

Community Development Director Jones presented a detailed staff report on this agenda item. Land use regulations and development standards were discussed in detail by Councilmembers.

Public Comment was taken throughout the presentation. The following persons spoke:

- Jacob Patterson said one broad zoning district for the area would be more flexible and affordable; recommended making adjustments to Highway Commercial zoning district.
- John Gallo said the Mill Site consists of valuable real estate and it should be reserved for the Big Idea; supports a dance club for young people; would like to see a specialized school, college or university on the site; recommends revising the open space definition.
- Gabriel Quinn Maroney recommended expanding upon the Big Idea by putting a university or satellite campus on the Mill Site.
- Ann Rennacker recommended industrial uses be located in areas other than open space.
- Rex Gressett said there is massive support for keeping all of the Mill Site as open space, similar to New York's Central Park.
- Eric Dwyer noted that the term "high quality" is subjective, as are some of the other zoning terms; supports density transfer policy; wants to strike "do not compete" from LU-8; supports allowing camping on the Mill Site.
- A citizen provided public comment.

Discussion/Direction: After extensive discussions, the Council directed as follows:

- Land Use Plan: Add 10 acres of Heavy Industrial in the southern Mill Site area to the west of existing Heavy Industrial. Add 7 acres of Light Industrial to the Northern part of the Mill Site, take from Urban Reserve. Rearrange Residential in the northern area as appropriate and bring Land Use Map back to a joint meeting of the City Council (CC) and Planning Commission (PC).
- LU-3, consensus was to strike this policy re Mill Site development intensity.
- LU-4, bring back to round table of CC and PC.
- LU-5, retain policy.
- LU-6, 7, 8, reserve discussion for joint workshop of PC & CC.
- LU-9, CC concurs with PC, leave in.
- LU-10, 11, 12, 13, retain.
- Zoning districts: CC does not want camping on the mill site.
- Check with Fire Department regarding 45-foot height limit to see if there are problems fighting fire in a building that high.
- Allow Sports & Entertainment in Light Industrial zoning.
- Add "Dance Club" (or "Night Club") to Recreation, Education & Public Assembly, allowed with a

Use Permit (UP) in Light Industrial (IL) and Heavy Industrial (IH) zones.

- Allow cannabis uses in IL and IH with UP.
- Regarding open space allowable land uses, bring to round table with CC and PC, if necessary.

This Staff Report was referred to staff.

7C. [18-191](#) Receive Report and Consider Adoption of Resolutions Approving FY 2018/19 City of Fort Bragg and Fort Bragg Municipal Improvement District No. 1 Budgets, Establishing FY 2018/19 Appropriations Limit, and Approving FY 2018/19 Capital Projects Budget

City Manager Miller gave preliminary comments regarding the budget, noting that she has reached out to the Fort Bragg Unified School District to ask them to make a presentation to the City Council regarding purchasing field maintenance equipment. She stated that Redwood Empire Municipal Insurance Fund executive director will make a presentation to Council and the cost allocation plan is tentatively scheduled for the meeting of September 24. Finance Director Damiani presented the staff report on this item.

Public Comment: None.

A motion was made by Councilmember Turner, seconded by Councilmember Norvell, that this Resolution be adopted (RES 4102-2018). The motion carried by the following vote:

Aye: 5 - Mayor Peters, Vice Mayor Lee, Councilmember Cimolino, Councilmember Norvell and Councilmember Turner

Enactment No: RES 4102-2018 / RES 4103-2018 / RES 4104-2018 / RES ID 407-2018

A motion was made by Councilmember Cimolino, seconded by Councilmember Turner, that this Resolution be adopted (RES 4103-2018). The motion carried by the following vote:

Aye: 5 - Mayor Peters, Vice Mayor Lee, Councilmember Cimolino, Councilmember Norvell and Councilmember Turner

Enactment No: RES 4102-2018 / RES 4103-2018 / RES 4104-2018 / RES ID 407-2018

A motion was made by Vice Mayor Lee, seconded by Councilmember Cimolino, that this Resolution be adopted (RES 4104-2018). The motion carried by the following vote:

Aye: 5 - Mayor Peters, Vice Mayor Lee, Councilmember Cimolino, Councilmember Norvell and Councilmember Turner

Enactment No: RES 4102-2018 / RES 4103-2018 / RES 4104-2018 / RES ID 407-2018

A motion was made by Councilmember Norvell, seconded by Councilmember Turner, that this Resolution be adopted (RES ID 407-2018). The motion carried by the following vote:

Aye: 5 - Mayor Peters, Vice Mayor Lee, Councilmember Cimolino, Councilmember Norvell and Councilmember Turner

Enactment No: RES 4102-2018 / RES 4103-2018 / RES 4104-2018 / RES ID 407-2018

7D. [18-210](#) Receive Report and Consider Adoption of City Council Resolution Calling a General Election for the Purpose of Submitting a Three-Eighths of a Percent Local Transactions and Use Tax to the City Voters; Directing the

City Attorney to Prepare an Analysis of the Measure; and Setting Dates for
Submitting Arguments on the Measure

City Manager Miller gave the staff report on this agenda item. Discussion was held on whether or not the language was too specific for a general tax measure, and if so, either: 1) creating a companion measure similar to the one that accompanied the Transient Occupancy Tax measure, 2) changing it from a general tax to a special tax measure, 3) removing the language regarding how the proceeds would be spent or 4) presenting both a general tax measure and a special tax measure and letting the voters choose.

A motion was made by Councilmember Turner, seconded by Councilmember Norvell, to continue the meeting past 10:00 PM. The motion carried unanimously.

Public Comment was received from:

- Mayor Peters read comments submitted by Jacob Patterson.
- Eric Dwyer recommended a special tax measure.

Discussion/Direction: After much discussion, the Council consensus was to change the wording of the resolution to call for a special tax measure instead of a general tax measure, itemizing the three uses for the revenue: Paying down the PERS and OPEB liabilities, funding a police officer position, and general repairs and maintenance.

**2B. PUBLIC COMMENTS ON: (1) NON-AGENDA, (2) CONSENT CALENDAR & (3)
CLOSED SESSION ITEMS (30 Minutes, If Necessary)**

8. CLOSED SESSION

ADJOURNMENT

Mayor Peters adjourned the meeting at 10:17 PM.

LINDY PETERS, MAYOR

June Lemos, CMC, City Clerk

IMAGED (_____)