



# City of Fort Bragg

416 N Franklin Street  
Fort Bragg, CA 95437  
Phone: (707) 961-2823  
Fax: (707) 961-2802

## Meeting Agenda Community Development Committee

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Monday, December 1, 2025

4:00 PM

Town Hall, 363 N. Main Street

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### MEETING CALLED TO ORDER

### ROLL CALL

### COMMITTEE MEMBERS PLEASE TAKE NOTICE

*Committee Members are reminded that pursuant to the Council policy regarding use of electronic devices during public meetings adopted on November 28, 2022, all cell phones are to be turned off and there shall be no electronic communications during the meeting. All e-communications such as texts or emails from members of the public received during a meeting are to be forwarded to the City Clerk after the meeting is adjourned.*

### ZOOM WEBINAR INVITATION

*This meeting is being presented in a hybrid format, both in person at Town Hall and via Zoom.*

*You are invited to a Zoom webinar!*

*When: Dec 1, 2025 04:00 PM Pacific Time (US and Canada)*

*Topic: Community Development Committee*

*Join from PC, Mac, iPad, or Android:*

*<https://us06web.zoom.us/j/82960121176>*

*Phone one-tap:*

*+16694449171,,82960121176# US*

*Join via audio:*

*+1 669 444 9171 US*

*Webinar ID: 829 6012 1176*

*International numbers available: <https://us06web.zoom.us/j/ksZQM23xa>*

*To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Chair or Acting Chair calls for public comment on the item you wish to address. Written public comments may be submitted to [Insert name/email address/address here].*

### 1. APPROVAL OF MINUTES

[25-524](#)

Approve Minutes from November 3, 2025, Community Development Committee Meeting

**Attachments:** [Community Development Committee Minutes 11.3.2025](#)

### 2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

### 3. CONDUCT OF BUSINESS





# City of Fort Bragg

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## Text File

File Number: 25-524

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**Agenda Date:** 12/1/2025

**Version:** 1

**Status:** Business

**In Control:** Community Development Committee

**File Type:** Staff Report

Approve Minutes from November 3, 2025, Community Development Committee Meeting



# City of Fort Bragg

416 N Franklin Street  
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Phone: (707) 961-2823  
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## Meeting Minutes Community Development Committee

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Monday, November 3, 2025

4:00 PM

Town Hall, 363 N. Main Street

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### MEETING CALLED TO ORDER

Vice Mayor Rafanan called the meeting to order at 4:00 pm

### ROLL CALL

**Present:** 2 - Jason Godeke and Marcia Rafanan

### 1. APPROVAL OF MINUTES

1A. [25-372](#) Approve Minutes from October 6, 2025

Vice Mayor Rafanan and Mayor Godeke approved the minutes as presented.

### 2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

Public Comment: David Gurney

### 3. CONDUCT OF BUSINESS

3B. [25-411](#) Discussion on Fireworks Drone Show

Vice Mayor Rafanan began the discussion to see if the drone show should be brought to City Council. Mayor Godeke asked questions about any existing permits for the fireworks show. Permit Technician Maria Flynn provided clarifying information about the existing permit and requirements for a Coastal Development Permit or a Limited Term Permit.

Public Comment: Jacob Patterson, Chris Skyhawk

The Committee gave direction to staff to survey the public about drone fireworks.

3C. [25-460](#) Requirements for Story Poles

Associate Planner Sarah Peters gave a report regarding story poles, presented a map where story poles would be required. Mayor Godeke asked clarifying questions.

Associate Planner Peters answered sighting the Code.

Public Comment: Paul Clark, Annemarie Weibel, Jacob Patterson, David Jensen, Guy Barnett, David Gurney

Associate Planner Sarah Peters responded to public comment and questions from the Committee. Mayor Godeke and Vice Mayor Rafanan agreed story poles are needed when required in the code. Committee discussed with staff future direction. Staff will research story poles to provide to the Committee.

#### **4. MATTERS FROM COMMITTEE / STAFF**

Associate Planner Sarah Peters gave an update on Community Development Department. Peters mentioned the 4 Leaf Pilot plan is over. The Community Development Department is offering all permits to be routed to Mendocino County or 4 Leaf at the applicants request. 4 Leaf is also assisting with Code Enforcement. Vice Mayor Rafanan asked clarifying questions about Code Enforcement with 4 Leaf. Associate Planner Sarah Peters answered. Mayor Godeke gave an oral update on the tree project.

**4A. [25-473](#) EZ First Friday Slide Show**

Permit Technician Maria Flynn presented the slide show of the Entertainment Zone. Vice Mayor Rafanan asked clarifying questions Permit Technician Maria Flynn answered.

**Vice Mayor Rafanan adjourned the meeting at 5:08 PM.**



# City of Fort Bragg

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## Text File

File Number: 25-483

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**Agenda Date:** 12/1/2025

**Version:** 1

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**In Control:** Community Development Committee

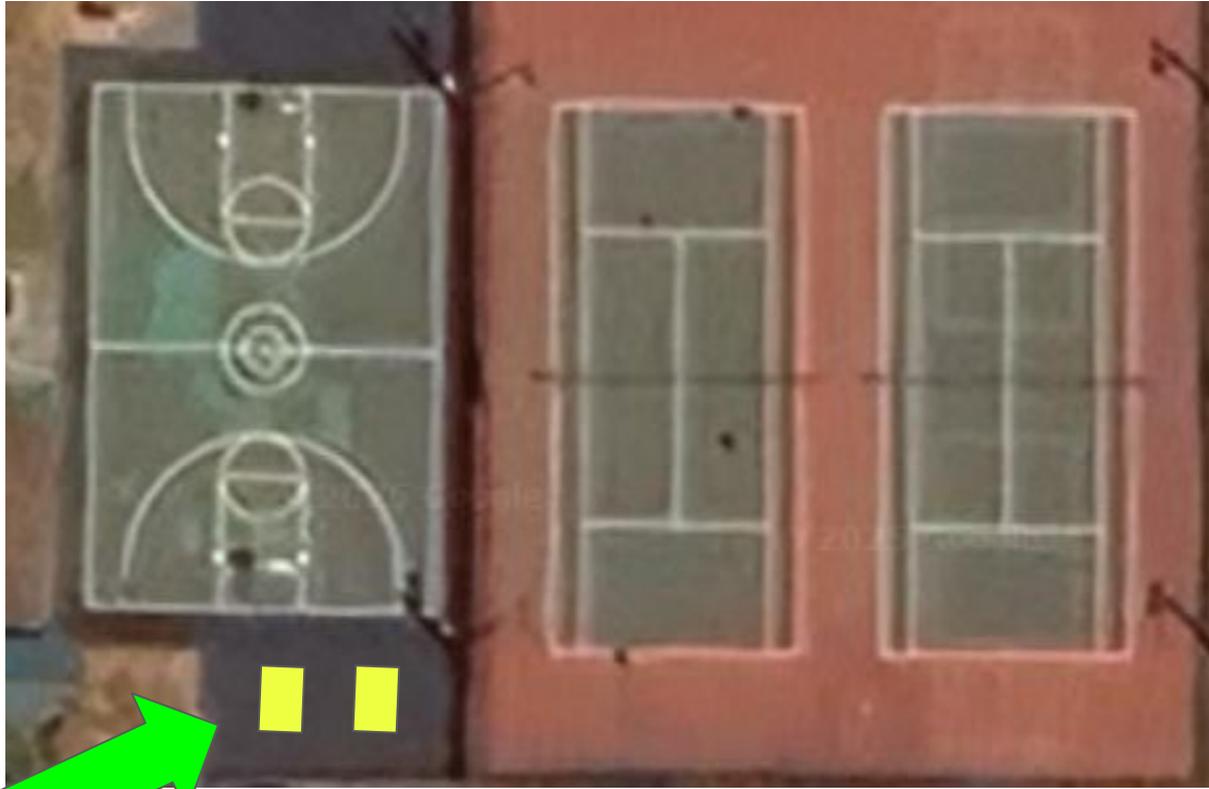
**File Type:** Staff Report

**Agenda Number:** 3A.

Ping Pong Tables at Bainbridge Park

# Inquiry on municipal ping-pong tables: Bainbridge Park?





Proposed location  
at Harold O.  
Bainbridge Park

# Cost: \$2,200 - \$7,000 per table (metal vs concrete)

## Rationales for permanent outdoor ping pong tables in parks

Note: these are generally written by ping pong associations or table manufacturers.

Ping pong tables are difficult for many households to place, so having one or two in a public space creates a shared community infrastructure.

Permanent outdoor tables are low-maintenance (again, according to advocates and manufacturers).

They don't require much space (appr. 200 square feet).

## Some possible next steps:

- Wait for the Bainbridge Park Enhancement Project completion.
- Try a ping pong pop-up, similar to what we did with the Coast Trail exercise equipment and binocular station activities. 2-3 hours on a Saturday afternoon?
- Godeke would be happy to co-host/staff the tables (rentals, as with the EZ event?) along with local ping pong enthusiasts.
- Come back to CDC with observations, public feedback/input.

11/3/25

Hello Mayor Godeke,

A few months back, at the Farmer's market, knowing the financial pressures every town is under, I floated an idea past you about a partnership between we citizens and the city to pay for a pair of outdoor ping-pong tables, and putting them in the paved 50' x 25' space just south of the basketball court in Bainbridge park.

My research since then has put me in touch with many manufacturers. In my opinion, the best option is for steel tables rather than cement because of cost and transport issues. I found a company called [bestoutdoorpingpongtables.com](http://bestoutdoorpingpongtables.com) that sells the "Cornilleau 510" table for \$2,200, which comes with a 10 year warranty. The reviews for this table are very good.

Their warehouse in SoCal will not bring the tables all the way to Fort Bragg, but will deliver to Santa Rosa —for free! I'd think it possible to arrange final delivery from Santa Rosa to here (each table weighs 190 lbs and come in a box) even if it means my renting a U-haul and doing it myself.

I continue to research better possibilities, but after many discouraging weeks of looking into \$6-7k cement tables, the prospect of steel tables gives me hope that such an arrangement is fiscally and logistically possible.

My interest and efforts are rooted in many discussions with local ping pong enthusiasts for 4-5 years, wishing for a public place to play. And I do love the idea of a city-public arrangement to pay for this.

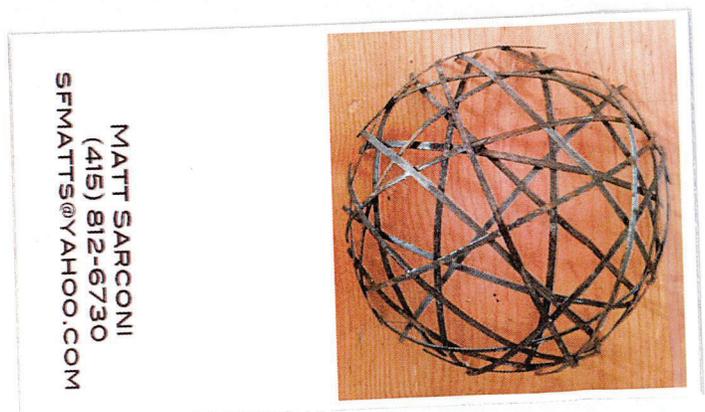
My question at this time is would Fort Bragg be willing to spend \$2,200 plus tax and maybe some extra \$ somewhere (maybe not) in order to obtain 2 new, steel outdoor ping pong tables?

Your serve,

*Matt Sarconi*

Matt Sarconi

1421 East Oak Street,  
Fort Bragg, CA 95437  
(415) 812-6730  
sfmatts@yahoo.com



An idea to fund a pair of ping pong tables in Bainbridge Park.

Being a lifelong player of table tennis, I've been missing easy access to tables here in Fort Bragg. Though I appreciate that there are tables located inside the Senior Center, the window of days and hours on which to play is quite limited, and prevents most people with jobs to partake easily. I've played on many outdoor tables over the years, including a couple of places San Francisco, and on a trip earlier this year to Italy, and wonder if a pair of them could work here.

A few months back, as I watched the redesign effort of Bainbridge Park, I wondered about the prospects of placing a pair of tables inside the paved 50' x 25' area between the basketball court and the southern fence nearby. This space is the perfect size for 2 tables, which would not interfere with play on the basketball court.

But I also know that these are tough financial times for all cities and towns, and I do not take this suggestion lightly. However, I'm reminded of a quote that is attributed to Winston Churchill during WWII, who upon learning that art, music, and physical ed classes had been shut down in London in an effort to save money and resources asked "Then what are we fighting for?"

So my idea is to go in equally with the town of Fort Bragg to fund two tables. I first researched cement tables, but found their cost and delivery fees to be excessive, usually in the \$9-10K mark, each. So I changed gears and found a particular brand of steel outdoor table, the Cornillieau 510, a pair of which will cost a total of \$4400 —including shipping from SoCal to Santa Rosa. (there's a heavier model (Cornillieau Park) available as well, but it costs twice as much, and I question the value of this price difference.

So if Fort Bragg decides that it can afford \$2200 to buy one of these tables, I will personally guarantee payment for the other if even out of my own pocket. That said, I believe, based on discussions with others wanting ping pong access, that there are many residents here who'd gladly pitch in to help pay for two tables.

I've included some information about these tables here, and the contact info for the President of Best Outdoor Ping Pong Tables.

-Matt Sarconi

(415) 812-6730  
sfmatts@yahoo.com

## Outdoor ping pong tables.

### Cornilleau Park (\$ 4,900)

- The Park table is described as “the strongest, most durable table” in Cornilleau’s lineup. Its frame and legs are made of heavy-duty steel (Aluzinc alloy) with a **70 mm frame** — thicker and sturdier than on most other models. [Cornilleau Deutschland](#)
- Its playing surface is **9 mm thick laminate**, giving excellent bounce and spin, comparable to competition-level tables. [Cornilleau Deutschland](#)
- It can **withstand loads up to 1600 kg** on the table surface — meaning it’s strong enough for far more than just ping-pong: people standing on it, children climbing, even rough treatment without damaging the table. [Cornilleau Deutschland](#)
- It’s built to handle severe weather, impacts, vandalism, fire resistance, and is often used in **public outdoor settings** such as parks, playgrounds, campsites, etc. [Cornilleau Deutschland+1](#)
- Additional safety/stability features: extra-wide legs (for stability), corner protectors, and multiple ground-anchoring options (important if you install it on grass, dirt, or unstable ground). [Cornilleau Deutschland](#)

Conclusion: the Park is purpose-built to be “indestructible” — to survive years (decades even) outdoors under heavy use, misuse, rough weather, or even vandalism. It’s “built like a tank.”

### Cornilleau 510M (\$ 2,200)

- The 510M uses a **100% steel (Aluzinc) structure**, which is corrosion-resistant and designed for outdoor use — so it’s still quite durable. [cornilleau.si+1](#)
- Its playing surface is **7 mm thick laminate**, with an anti-glare “MATTOP®” coating, and the table is weatherproof, impact-resistant, and fire-resistant, so it’s suitable for outdoor use in many weather conditions. [Cornilleau America+1](#)
- Stability: It’s a static outdoor table (not foldable/mobile) and can be anchored to the ground. The fixed steel net and curved leg design make it more robust than a typical consumer outdoor table. [Cornilleau Canada+1](#)
- It carries the same standard **10-year warranty** as the Park table (with parts repairable for 20 years). [Cornilleau Deutschland+1](#)

Conclusion: The 510M is a high-quality outdoor table and can last many years. It’s rugged, weather-resistant, and delivers decent playing performance. But compared to the Park it is more “premium outdoor table” than “industrial/public-use tank.”

## 🔍 Differences: Why Park Costs (Much) More

Feature / Metric	Park	510M
Frame strength & structure	70 mm heavy-duty frame, wide legs, ultra-robust steel alloy <a href="#">Cornilleau Deutschland</a>	~60 mm steel (Aluzinc) frame, more “standard” outdoor design <a href="#">cornilleau.si+1</a>
Tabletop thickness & playing quality	9 mm laminate — excellent bounce, higher spin, close to competition-level play <a href="#">Cornilleau Deutschland</a>	7 mm laminate — good bounce, but lower “competition table” feel than Park <a href="#">Cornilleau America+1</a>
Load-bearing capacity	Up to 1600 kg — can handle heavy load, vandalism, rough use, even people standing on it. <a href="#">Cornilleau Deutschland</a>	Lower load capacity (not rated for 1000 kg+ like Park). Typical outdoor use (play, casual use). <a href="#">cornilleau.si+1</a>
Intended use / setting	Public/hardened environments (parks, playgrounds, camps) — heavy duty, “bombproof.” <a href="#">Cornilleau Deutschland+1</a>	Private/residential, schools, resorts — regular outdoor use, less abuse expected. <a href="#">Cornilleau Deutschland+1</a>
Stability & anchoring options	Multiple anchoring systems + wide legs (very stable) <a href="#">Cornilleau Deutschland</a>	Ground anchoring optional; legs and frame are sturdy but less massive than Park <a href="#">Cornilleau America+1</a>
Durability over decades / misuse	Designed to last decades, even under harsh conditions — public-grade durability <a href="#">Cornilleau Deutschland+1</a>	Durable for many years under normal use; great mid-to-high range outdoor table <a href="#">Cornilleau America+1</a>
Price / investment	Very high cost — reflects industrial-grade build and robustness	Lower cost (relative) — good value for residential/outdoor but less “bulletproof”

So — the huge price difference mostly comes down to **build strength, robustness, intended use case, and “over-engineering” for public / heavy-duty conditions**. The Park is overbuilt for extreme, long-term, high-abuse environments; the 510M is built for “normal” outdoor use, where you expect weather and occasional rough play, but not heavy vandalism or people climbing on it.

## 🏠 What That Means for You — Which to Choose?

- If you want a **private outdoor table** for yard or driveway: the 510M is probably plenty. It’s still heavy duty, weather resistant, and will last many years if treated with care.

- If you plan to install a table in a **public/semi-public area** (community park, school yard, campsite) — or you expect **lots of abuse, weather extremes, heavy load, kids climbing/hanging/jumping on it** — then the Park is worth the price.
- If you care about **competition-style bounce, spin consistency, flatness over time**, Park likely gives the closest to a club-level experience.

## ! Why 510M Isn't "Bad" — Just Different Tier

It's easy, given how tough the Park is, to think the 510M is "cheap." But that's misleading: the 510M remains a very robust outdoor table. It's weather-proof, has a solid steel frame, good laminate top, "MATTOP" anti-glare surface, and Cornilleau's longevity reputation (10-year warranty, 20 years parts support). [cornilleau.si+2ponghero.com+2](http://cornilleau.si+2ponghero.com+2)

For many homeowners/residential users — especially those not abusing the table — it hits the sweet spot of "value vs durability."

### 510m Campus Outdoor Stationary Table

The commercial grade outdoor ping-pong table preferred by schools, resorts, and recreation centers.

- **Outstanding playing qualities** : 7 mm laminate surfaces, supported by a 2.36" frame.
- **Durability**: 10-year warranty, repairable for 20 years.
- **Withstands** loads of up to 1,750lbs.
- **Inside or outside** : fire resistant, impact resistant, weather proof and commercial grade.
- **Safety and stability**: corner protectors, optional ground anchoring.
- **Equipment**: tamper-proof steel net, 2 ball dispensers (on each end of the table), 4 paddles storage, optional traditional net kit.

•  
Color top



Blue

\$2,199.99

Both the Cornilleau Park and the Cornilleau 510 are outdoor models with 10 year warranties.

They are 2 different models. The Park is much more robust at 360 lbs - designed for parks/etc.

The 510 is sold mostly into schools/apartments/resorts. You know best if the place you want the tables is safe or not. You can secure the 510 tables to the ground with bolts. Some cities do that.

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We can ship for free to Santa Rosa. Tables are shipped in boxes.

Cornilleau 510  
Weight: 185 lbs  
Dimensions: 56" x 63" x 7"

Delivery takes 10 days or so. Would need an address in Santa Rosa or nearby town.

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The Cornilleau park is typically purchased by cities/prisons/apartments that have a budget for a more robust table. We have seen the Park last longer than 10 years so it has added durability. Also, not every location trusts that bolting down the 510 will work, so they go with a heavier option which seems more secure to them.

We have sold many of the 510 into cities and they are doing great. You know your area best, if it's safe and unlikely anyone would want to steal the table, it will do great.

The 'top dimensions' are 4 1/2 feet by 5 feet. All standard ping pong tables are 9 feet by 5 feet. The Cornilleau Park ships in a slightly larger box than the 510 because of the thicker parts/top.

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We sold a Cornilleau Park table to the city of Coupeville WA, but it was purchased through a donor and I don't have contact details for the city. They are loving it. They are right on the water above Seattle. Seattle has purchased at least 6 over the years, but often by the public works department and placed throughout the city.

We have sold many into the Newport CA area to resorts, but again, I don't have contacts at the resorts anymore since most recreation managers aren't long term employees.

We have sold dozens to Marriott resorts up and down the Florida coast over the years and many are repeat customers since the tables are so solid. They too sit near the water with constant salt air.

A city in Maryland right on the coast purchased the Cornilleau Park for their wharf area. It gets lots of use.

<https://www.facebook.com/TownofLeonardtown/posts/family-fun-with-the-new-ping-pong-table-at-leonardtown-wharf-bring-your-paddle-a/612489831067501/>

Shipping to Santa Rosa. 2 Cornilleau 510s would be  $\$2199.99 \times 2 = \$4399.98$ . 2 Cornilleau Parks would be  $\$4999.99 \times 2 = \$9999.98$ .

Other questions, let me know. Thanks

Kevin Vedder  
President  
Bestoutdoorpingpongtables.com  
[info@bestoutdoorpingpongtables.com](mailto:info@bestoutdoorpingpongtables.com)  
866-926-3839



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## Text File

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Fort Bragg Tree Planting Update

# Tree Planting Report/Update: Community Development Committee, 12/1/2025



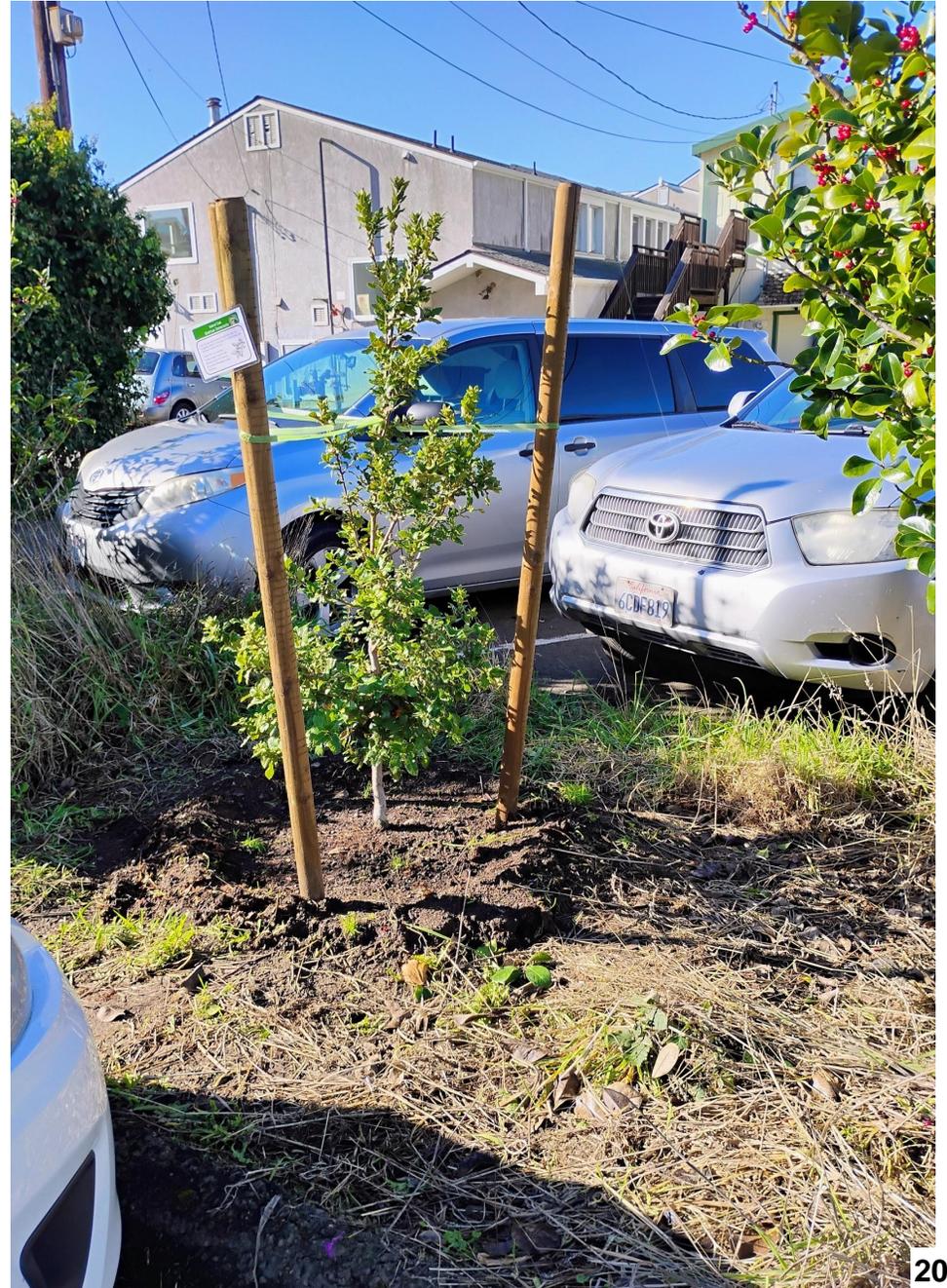
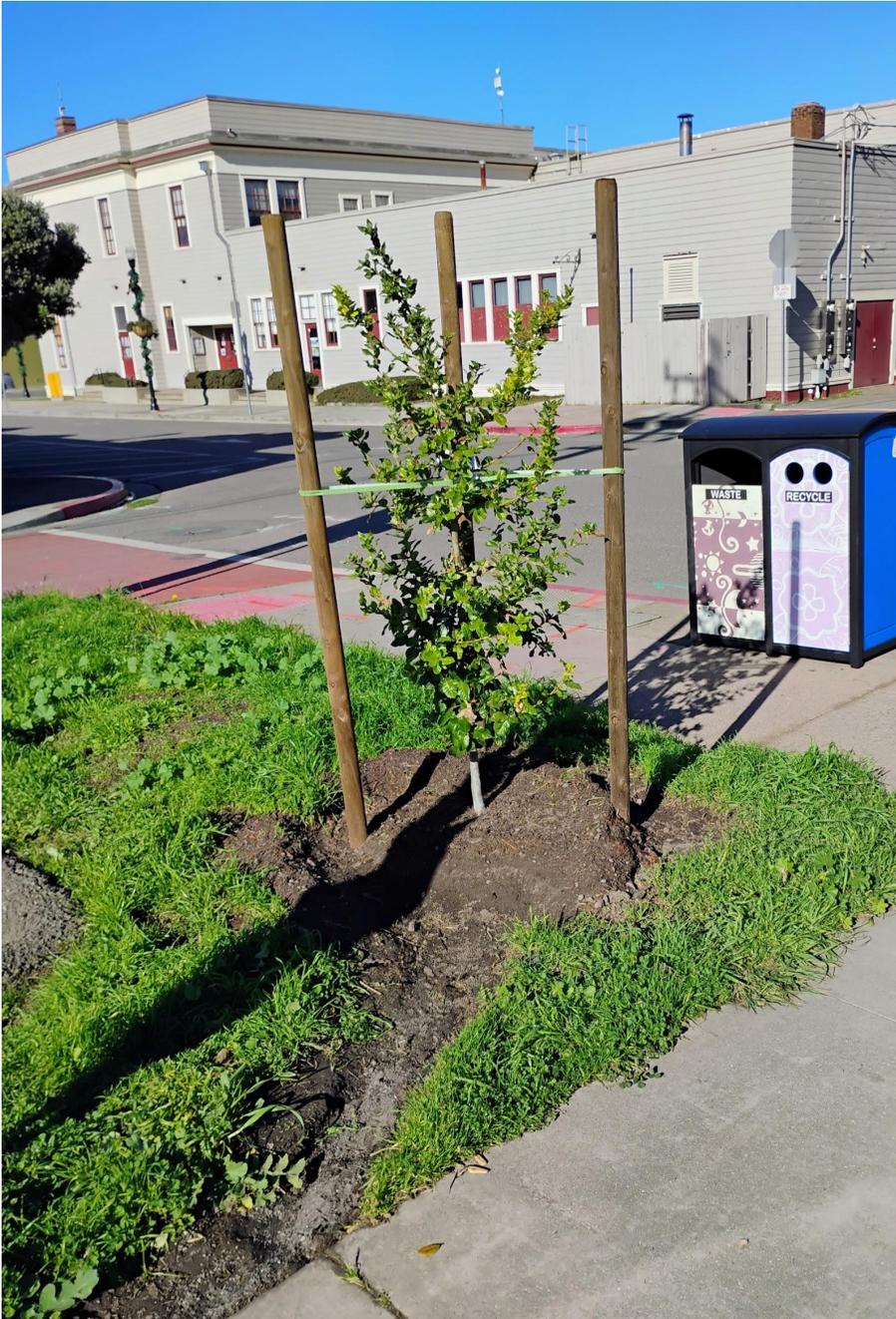
November Tree Delivery



New Magnolia Grandiflora "Kay Parris" at the Dog Park

# Quercus Tomentella (Island Oak): CA Native

## Tree lawn in the public parking lot between Footlighters / Tall Guy



# Replacing old large trees in front of the Tribal Learning Center / Fort Building



Quercus Tomentella (Island Oak)

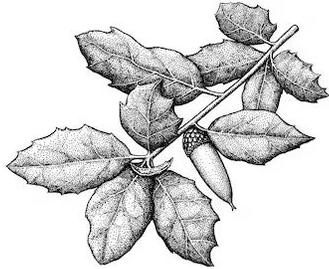


London Plane "Columbia"

## Island Oak *Quercus Tomentella*

This tree can reach a mature height of 65 feet. An evergreen, native to California, it is fast-growing, and resilient to coastal salty air.

Island Oak is an excellent climate change migration and adaptation native tree species for locations throughout coastal California.



## Southern Magnolia *Magnolia Grandiflora "Kay Parris"*

This tree can reach a height of 25 feet. An evergreen, it produces large, lemon-scented, cream-white flowers from spring through autumn.

A mature tree can absorb approximately 48 pounds of CO<sub>2</sub> annually.

This tree provides habitat and food for various wildlife species: birds and insects benefit from the tree's foliage and flowers.



## London Plane "Columbia" *Platanus acerifolia*

This tree can reach a mature size of 50 feet high and 40 feet wide.

It is known as a hardy street tree, and an excellent absorber of air pollutants. A one-inch diameter London Plane tree can absorb approximately 5 pounds of CO<sub>2</sub> annually.

Its large canopy provides habitat for birds and insects and shade for humans.



## Silver Linden *Tilia tomentosa*

This tree can reach a mature height of 50-80 feet.

The silver linden is versatile, growing in a wide range of soils. The tree is also drought tolerant and fire safe. Silver linden flowers are highly attractive to bees.



## City of Fort Bragg Tree Planting Data Tracking

Tree Species	Size planted (Container)	Date Planted	Location	Soil Amended?	Irrigation method	Tree Stakes? Cage?	Other planting info	1 year condition?	5 year condition?
Red Alder North Coast Native	5 gallon	2024, Sept	Main St. Healthcare Foundation	Yes	Unknown	Stakes	This was planted in excellent soil, in yard.	Dead	
Catalina Ironwood CA Native	15 gallon	2024, Nov	S Lincoln Dog Park	Yes	Hose, scheduled	Stakes Cage	Poor soil conditions, pygmy hardpan	Healthy	
Thuja Green Giant CA Native	15 gallon	2024, Nov	S Lincoln Dog Park	Yes	Hose, scheduled	Stakes Cage	Poor soil conditions, pygmy hardpan	Healthy	
London Plane Non-native (2)	15 gallon	2024, Nov	S Lincoln Dog Park	Yes	Hose, scheduled	Stakes Cage	Poor soil conditions, pygmy hardpan	Healthy	
Pacific Dogwood CA North Coast Native	1 gallon	2024, Nov	S Lincoln Dog Park	Yes	Hose, scheduled	Stakes Cage	Poor soil conditions, pygmy hardpan	Dead	
Toyon CA North Coast Native	1 gallon	2024, Nov	S Lincoln Dog Park	Yes	Hose, scheduled	Stakes Cage	Poor soil conditions, pygmy hardpan	Healthy	
Wax Myrtle CA North	1 gallon	2024, Nov	S Lincoln Dog Park	Yes	Hose, scheduled	Stakes Cage	Poor soil conditions,	Healthy	

# Franklin Street Replacement Sites: Planting Conditions for new large trees



Replacement tree:  
London Plane "Columbia"



Replacement tree:  
Silver Linden



## Guest House Possible West Yard Tree Plan



Western Red Cedar  
*Thuja plicata*  
'Green Giant'  
30'Wx60'H  
Native to Pacific  
Northwest



Monterey Cypress  
*Hesperocyparis*  
*macrocarpa*  
40'Wx60'H  
(highly varied mature  
sizes)  
California Native



Redwood  
*Sequoia sempervirens*  
30'Wx100'H  
Northern CA Native

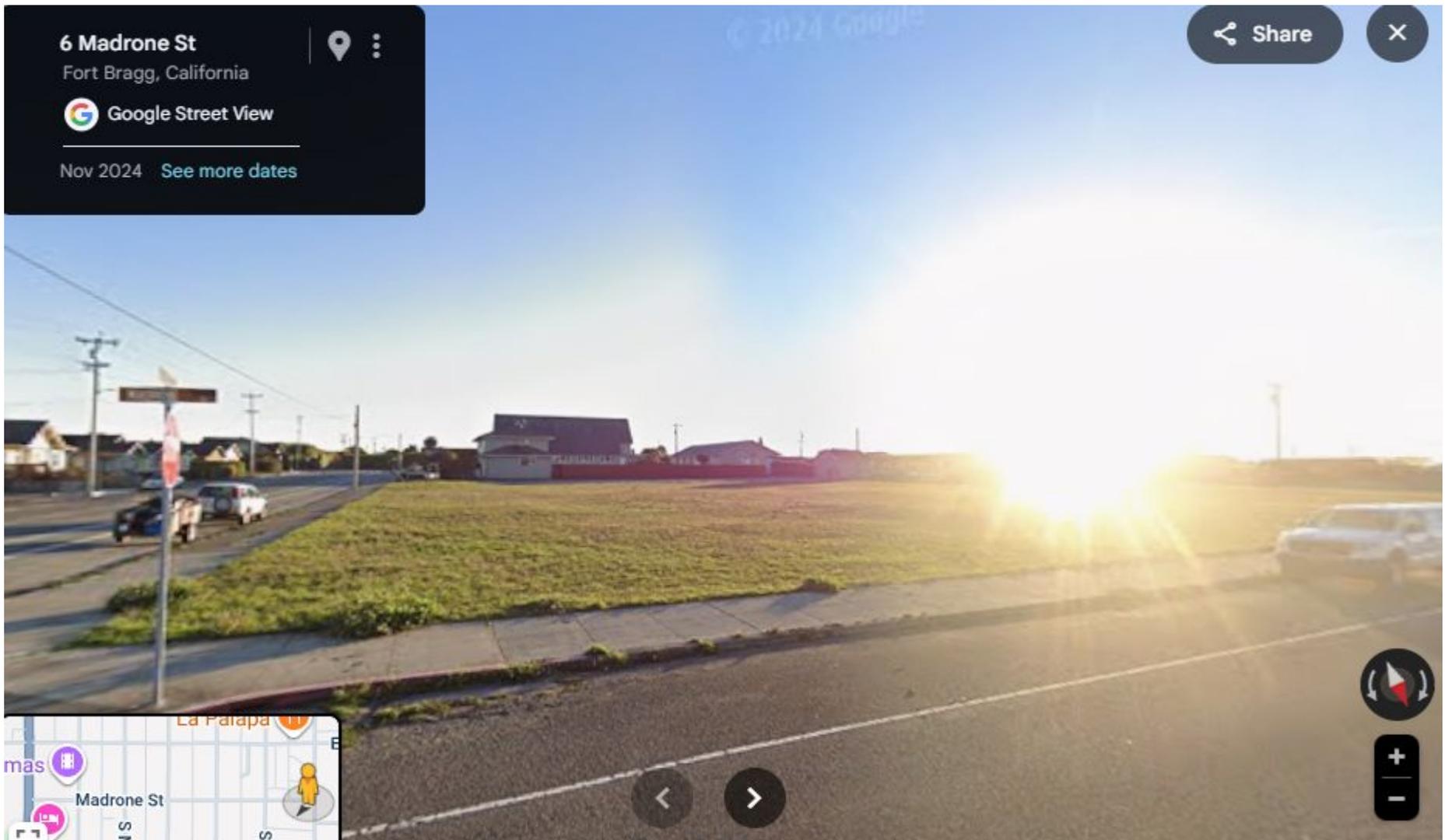
# Our Lady of Good Counsel, Empty Lot

## Advantages:

- No tree pits needed
- No electric poles/lines on East and North Sides of Lot
- Very High Visibility/Impact

## Challenges:

- Waterhog watering
- Long-term protection/uncertainty
- Funding and Permission from Church



## Next Steps

**City Council** Presentation/Discussion

**Tree Audit** (public right-of-way and City-owned properties)

**Volunteer Call/Network** for watering

### **City Support:**

- Budget for trees, supplies, tree audit (\$5,000?)
- Sidewalk Cuts
- Tree Data Tracking
- Trees for residents and institutions (with maintenance commitments)
- Maintenance equipment (waterhog, tree gators, stakes)