



# 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*

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Monday, June 23, 2025

6:00 PM

Town Hall, 363 N. Main Street  
and Via Video Conference

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### CALL TO ORDER

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

### ROLL CALL

**Present:** 5 - Mayor Jason Godeke, Vice Mayor Marcia Rafanan, Councilmember Tess Albin-Smith, Councilmember Lindy Peters and Councilmember Scott Hockett

### CLOSED SESSION REPORT

City Attorney Baron Bettenhausen reported the council considered item in closed session to initiate litigation and by unanimous vote of the council agreed to enter into a settlement with SHN Engineers and REY Engineers and in consideration of the release of all claims; SHN Engineers shall pay the City \$44,600 and REY Engineers shall pay the City \$24,600. The City shall retain a license to cast the contractors and surveyor, if necessary to resolve the alleged flaws at the intersection of Harold and Oak. Council also voted unanimously to authorize the City Manager authority to execute a Change Order with Argonaut Constructors to complete the construction as directed.

### AGENDA REVIEW

Mayor Godeke reported Item 7A will be continued to July 14, 2025.

### 1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

**1A.** [25-199](#) Receive Presentation from Mendocino Coast Hospitality Center

**Attachments:** [Att 1 - MCHC Presentation 2025](#)

Director, Paul Davis shared a presentation regarding Mendocino Coast Hospitality Center. President of Board, Carol White shared and invited all to Open House for 40th Anniversary Celebration in August.

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

- (1) Marcy Snider, Jenny Shattuck, Gabriel Quinn Maroney, Judy Martin, and Jay Rosenquist.
- (2) Jay Rosenquist.
- (3) None.

### **3. STAFF COMMENTS**

City Manager Isaac Whippy reported Special Meeting - Mill Site Workshop shall be Thursday, June 26, 2025, at 5:30 p.m. at Cotton Auditorium.

### **4. MATTERS FROM COUNCILMEMBERS**

Councilmembers shared events and meetings such as Pride Parade, Committee meetings at League of City regarding taxation, and Mendocino Transit Authority. Councilmembers also shared need to support animals at Humane Society and thanked law enforcement for community work and attendance at Pride Parade.

### **5. CONSENT CALENDAR**

Councilmember Peters recused himself from Item 5H.

## **Approval of the Consent Calendar**

**A motion was made by Councilmember Albin-Smith, seconded by Councilmember Hockett, to approve the Consent Calendar with the exception of 5H. The motion carried by the following vote:**

**Aye:** 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

- 5A. [25-227](#)** Resolution of the Fort Bragg City Council Authorizing the City Manager to Execute the Agreement with the State of California's Youth Opioid Response Cohort 4 in Order to Receive a Grant Award totaling \$580,764

**Attachments:** [RESO YOR 4 Grant](#)  
[Att 1 - Contract with CDHCS](#)

**This Resolution was adopted on the Consent Calendar.**

Enactment No: RES 4933-2025

- 5B. [25-230](#)** Authorize the City Manager to Execute a License Agreement with Mendocino County Regarding Use of County Property at Fort Bragg Veterans Memorial Building, APN 008-183-02 for the Bainbridge Park Enhancement Project

**Attachments:** [Bainbridge Park Project License](#)

**The authority of City Manager to execute License Agreement was approved on the Consent Calendar.**

- 5C. [25-231](#)** Readopt Master Traffic Resolution; CEQA Exempt 15061(b)(3)

**Attachments:** [RESO 1271-2025A Traffic Committee](#)  
[Att 1 - RESO 1271-2025A Traffic Committee Redline](#)

**This Resolution was adopted on the Consent Calendar.**

Enactment No: RES 4934-2025

- 5D. [25-236](#) Adopt Resolution Approving Contract Amendment No.2 with Truepoint Solutions, LLC for Additional Configuration and Project Management Support Authorizing the City Manager to Execute Contract (Amount Not To Exceed \$140,230.00)

**Attachments:** [RESO Truepoint 2nd Amend](#)  
[Att 1 - Fort Bragg - Change Order #2](#)

**This Resolution was adopted on the Consent Calendar.**

Enactment No: RES 4935-2025

- 5E. [25-238](#) Adopt Resolution of the Fort Bragg City Council Approving Second Amendment to Professional Services Agreement with Miller Marine Science & Consulting for the Oneka Desalination Buoy Project, and Authorizing the City Manager to Execute Contract (Amount Not to Exceed \$53,500)

**Attachments:** [RESO Miller Marine Second Amendment](#)

**This Resolution was adopted on the Consent Calendar.**

Enactment No: RES 4936-2025

- 5F. [25-240](#) Accept Certificate of Completion for Facilities Camera and Police Department Access Control Project and Direct City Clerk to File Notice of Completion

**Attachments:** [Notice of Completion](#)  
[Att 1 - Certificate of Completion](#)

**The Certificate of Completion was accepted on the Consent Calendar.**

- 5G. [25-241](#) Resolution of the Fort Bragg City Council Establishing the Broadband and Digital Infrastructure Division and Adopting Associated Classifications and Compensations

**Attachments:** [RESO Broadband Division Classifications](#)  
[Att 1- Exhibit A](#)

**This Resolution was adopted on the Consent Calendar.**

Enactment No: RES 4937-2025

- 5I. [25-247](#) Approve Resolution of the Fort Bragg City Council Requesting The Mendocino Local Agency Formation Commission to Allow The City's Municipal Broadband Utility to Provide Internet Access for Existing Mendocino Community Network Customers Residing Outside City Limits

**Attachments:** [RESO LAFCo Request](#)  
[Att 1 - 2025 OASA Application](#)

**This Resolution was adopted on the Consent Calendar.**

Enactment No: RES 4938-2025

- 5J. [25-248](#)** Approve Agreement with Revize for Custom Web Site Design, Implementation, and 5-Yr Annual Hosting and Maintenance Not to Exceed \$85,045

**Attachments:** [Att 1- Contract Standard PSA](#)

**Agreement for Custom Web Site Design was approved on the Consent Calendar.**

- 5K. [25-249](#)** Resolution of the Fort Bragg City Council to Update the Mid-Management Employee Group's Terms and Conditions of Employment

**Attachments:** [RESO Mid-Management Terms 2025-2029](#)

**This Resolution was adopted on the Consent Calendar.**

Enactment No: RES 4939-2025

- 5L. [25-253](#)** Adopt, by Title Only, and Waive Further Reading of Ordinance 1010-2025; The City Council of the City of Fort Bragg to Designate Fire Hazard Severity Zones

**Attachments:** [ORD 1010-2025 Fire Hazard Severity Zone](#)

**The Ordinance 1010-2025 was adopted on the Consent Calendar.**

Enactment No: ORD 1010-2025

- 5M. [25-262](#)** Resolution of the Fort Bragg City Council Establishing a Compensation Plan, Approving New Positions and Terms And Conditions of Employment for Non-Bargaining and Confidential, Non-Exempt Employees

**Attachments:** [RESO Confidential-Non-Bargaining Salary and Terms of Employment](#)

**This Resolution was adopted on the Consent Calendar.**

Enactment No: RES 4940-2025

## **ITEMS REMOVED FROM CONSENT CALENDAR**

- 5H. [25-242](#)** Resolution of the Fort Bragg City Council Approving the 2025-2029 Memorandum of Understanding with the Fort Bragg Employee Organization/Service Employees International Union Local 1021 and Authorizing City Manager to Execute Same

**Attachments:** [RESO FBEO 2025-2029 MOU Approval](#)

[Att 1- Exhibit A](#)

[Att 2 - 2025 SEIU MOU - REDLINE](#)

[Att 3 - 2025 SEIU MOU - CLEAN](#)

Councilmember Peters recused himself from Item 5H due to his wife being a member of the bargaining unit.

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

**Aye:** 4 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith and Councilmember Hockett

**Recuse:** 1 - Councilmember Peters

Enactment No: RES 4941-2025

## **6. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS**

### **7. PUBLIC HEARING**

- 7A. [25-251](#)** The Public Hearing for the Following Item has Been Continued to July 14, 2025: "Coastal Development Permit Amendment, Use Permit and Design Review Amendments to Modify an Approved Mixed-Use Multifamily Project at 1151 S Main Street to Respond to Coastal Commission Staff Requests to: 1) Change 3 units of Multifamily Housing into 2,450 SF of Hotel Units on the Ground Floor of Building 3; and 2) add a Signed Public Access Sidewalk through the Parcel"

**Mayor Godeke opened the public hearing at 7:00 PM.**

Public Comment: Paul Clark.

Mayor Godeke announced the public hearing will be continued to July 14, 2025.

**A motion was made by Councilmember Peters, seconded by Vice Mayor Rafanan, to approve the public hearing to be continued to July 14, 2025. The motion carried by the following vote:**

**Aye:** 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

- 7B. [25-252](#)** Receive a Report, Hold a Public Hearing, and Consider Adoption of a City Council Resolution Updating the City's Fee Schedule to Include MCN and Municipal Broadband Service Fees; Statutorily Exempt 14 CCR 15273

Attachments: [Staff Report](#)

[Att 1 - RESO Fee Schedule](#)

[Att 2 - Fiber Plans Installation Rates](#)

[Att 3 - MCN Legacy Fees](#)

[Att 4 - NOPH Fee Schedule](#)

[Att 5 - Fiber Fee Analysis](#)

[Att 6 - MCN Legacy Fee Analysis](#)

[Public Comment](#)

**Mayor Godeke reopened the public hearing at 7:10 PM.**

City Manager, Isaac Whippy presented Staff Report regarding Fee Schedule and Municipal

Broadband Services Fees. Councilmembers asked clarifying questions to staff.

Public Comment: Jenny Shattuck, Jacob Patterson, and Jay Rosenquist.

**Mayor Godeke closed the public hearing at 7:17 PM.**

**A motion was made by Councilmember Peters, seconded by Vice Mayor Rafanan, that this Resolution be adopted. The motion carried by the following vote:**

**Aye:** 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

Enactment No: RES 4942-2025

**7C. [25-256](#)**

Receive a Report, Hold a Public Hearing, Receive Planning Commission's Recommendation, and Introduce, by Title Only, and Waive Further Reading of Ordinance 1015-2025 Amending (Coastal Plan Amendment LCP 1-24), Certified by the California Coastal Commission, to: a) Amend Map LU-4 of the Coastal General Plan to Add a Third Plan Area; and b) Amend Table 2-10 of the CLUDC to Allow a Science Center with a Use Permit in the Public Facilities Zoning District; and c) Add a Definition of Science Center to the CLUDC; and d) Amend the General Plan Land Use Map and the Zoning Map to: I) Rezone the Noyo Center Parcel to Public Facilities Zoning District, and II) Rezone the Coastal Trail Parcels to Parks & Recreation Zoning District and III) Rezone the Sherwood Valley Band of Pomo Parcels as Medium Density Residential Zoning

**Attachments:** [Staff Report Noyo Center LCP Amendment](#)

[Att 1 - Ordinance Approving LCP Amendment 1-24](#)

[Att 2 - Coastal Act Consistency Analysis](#)

[Att 3 - LCP - Land Use and Transportation Analysis](#)

[Att 4 - LCP Amendment General Plan and CLUDC Consistency Analysis](#)

[Att 5 - PC 22-2024 Resolution Adopting LCP Amendment 1-24](#)

[Att 6 - NOPH - Noyo Lab](#)

[Public Comment](#)

Consultant Marie Jones presented Staff Report and Planning Commission's Recommendation.

**Mayor Godeke opened the public hearing at 7:22 PM.**

Councilmembers had no clarifying questions. Executive Director, Sheila Semans of Noyo Center for Marine Science was available to answer to questions.

**Mayor Godeke closed the public hearing at 7:24 PM.**

**A motion was made by Councilmember Peters, seconded by Vice Mayor Rafanan, that this Ordinance be introduced. The motion carried by the following vote:**

**Aye:** 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

## **8. CONDUCT OF BUSINESS**

- 8A. [25-245](#) Progress Update on the Mill Site Planning Program: Community Feedback on the Development Strategy Report and Invitation to the Council Study Session for Continued Public Engagement

**Attachments:** [Staff Report](#)

[Att 1 - Development Strategy Reporting EPS](#)

[Att 2 - Press Release](#)

[Att 3 - RESO 4932-2025 Mill Site Phase 2 Development](#)

[Public Comment](#)

City Manager, Isaac Whippy presented Staff Report and shared the City Council Special meeting - Mill Site Workshop will be at Cotton Auditorium on Thursday, June 26, 2025, at 5:30 p.m. Councilmembers asked clarifying questions to staff and discussed legal costs and Development Strategy Report prepared by Economic & Planning Systems. This item required no motion or action.

**Public Comment:** Peter McNamee, Marcy Snider, Jenny Shattuck, Jacob Patterson, Gabriel Quinn Maroney, Chris Hart, Paul Clark, and Jay Rosenquist.

**Mayor Godeke recessed the meeting at 7:58 PM; the meeting was reconvened at 8:07 PM.**

- 8B. [25-244](#) Receive Report and Consider Adoption of Resolutions Approving FY 2025/26 City of Fort Bragg and Fort Bragg Municipal Improvement District No. 1 Budgets, Establishing FY 2025/26 Appropriations Limit, CV Starr Operating Budget FY 2025/26, Broadband Enterprise Budget FY 2025/26 and Approving FY 2025/26 Capital Projects Budget

**Attachments:** [Staff Report](#)

[Att 1 - Transmittal Letter](#)

[Att 2 - Adopted Budget FY 25-26](#)

[Att 3 - Capital Improvement Plan Budget FY 25-26](#)

[Att 4 - RESO Budget FY 2025-26](#)

[Att 5 - Strategic Plan 2024-28 Progress](#)

[Att 6 - RESO Capital Projects FY 2025-26](#)

[Att 7 - RESO Appropriations Limit FY 2025-26](#)

[Att 8 - RESO MID Budget FY 2025-26](#)

[Att 9 - RESO CV Starr Budget](#)

[Att 10 - RESO Broadband](#)

[Att 11 - RESO Fiscal Policy for Broadband Infrastructure](#)

[Att 12 - June 11 Budget Discussion Outline](#)

[Att 13 - GFOA Budget Award FY 24/25](#)

[Att 14 - Price and Population](#)

City Manager, Isaac Whippy presented Staff Report. Councilmembers asked clarifying questions to staff. Direction was given to staff to amend Budget at Page 172, \$30,000 for

Humane Society to be revised to add \$40,000 plus \$30,000 for a total amount of \$100,000.

Public Comment: Jacob Patterson, and Gabriel Quinn Maroney.

**A motion was made by Councilmember Peters, seconded by Vice Mayor Rafanan that the seven (7) Resolutions be adopted. The motion carried by the following vote:**

**Aye:** 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

Enactment No: RES 4943-2025 / 4944-2025 / 4945-2025 / 4946-2025 / 4947-2025 / 4948-2025 / 4949-2025

**8C. [25-246](#)** Request for Council Direction: One-Time Funding Support for Food Bank and Senior Center Due to Federal Cuts

Attachments: [Staff Report Food Bank and Senior Center](#)  
[Public Comment](#)

City Manager, Isaac Whippy presented Staff Report and requested direction from the Council regarding one time funds for the Fort Bragg Food Bank and Fort Bragg Senior Center. Direction was provided by Council to provide one time funding for Fort Bragg Food Bank in the amount of \$58,000 and to reach out to Fort Bragg Senior Center to determine financial need.

Public Comment: Jenny Shattuck, Jacob Patterson and Jay Rosenquist.

**8D. [25-232](#)** Receive Report and Consider Adoption of Two (2) City Council Resolutions, Categorically Exempt 15301(c):  
(1) Accepting the Bid of Argonaut Constructor, Inc., as the Lowest Responsive Bidder, Awarding the 2025 Pavement Preservation Project, and Authorizing the City Manager to Execute the Contract (Amount Not to Exceed \$1,968,141.90); and  
(2) Approving a Professional Services Agreement with Lumos and Associates, Inc. to Provide Construction Management Services for the 2025 Pavement Preservation Project and the Stop Gap Project, and Authorizing the City Manager to Execute the Contract (Amount Not to Exceed \$300,000)

Attachments: [Staff Report 2025 Streets Contract Award](#)  
[Att 1 - RESO 2025 Pavement Project Contract Award](#)  
[Att 2 - RESO 2025 Pavement Project CM Services Award](#)  
[Att 3 - Argonaut Contract](#)  
[Att 4 - Lumos and Associates Agreement](#)  
[Att 5 - Bid Opening Results](#)  
[Public Comment](#)

Public Works Director, John Smith presented Staff Report and requested approval of two Resolutions and authority to City Manager to execute two contracts. Councilmembers asked clarifying questions to staff.

Public Comment: Jacob Patterson.

**A motion was made by Councilmember Peters, seconded by Councilmember Albin-Smith, that the two (2) Resolutions be adopted. The motion carried by the following vote:**

**Aye:** 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

Enactment No: RES 4950-2025 / 4951-2025

**8E. [25-233](#)**

Receive Report and Consider Adoption City Council Resolution Accepting the Bid of Argonaut Constructors, Inc. as the Lowest Responsive Bid, Awarding the Stop Gap Patch Paving Project, and Authorizing City Manager to Execute Contract (Amount Not To Exceed \$350,000), Categorical Exemption 15301(c)

- Attachments:** [Staff Report Stop Gap Contract Award](#)  
[Att 1 - RESO Stop Gap Project Contract Award](#)  
[Att 2 - Argonaut Contract](#)  
[Att 3 - Bid Opening Results](#)

Public Works Director, John Smith presented Staff Report and requested approval of Resolution and authority to City Manager to execute contract. Councilmembers asked clarifying questions to staff on paving project and cost. Councilmembers discussed amending Resolution to state not to exceed \$390,000.

Public Comment: None.

**A motion was made by Councilmember Peters, seconded by Vice Mayor Rafanan, that this Resolution be adopted as amended. The motion carried by the following vote:**

**Aye:** 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

Enactment No: RES 4951-2025

**9. CLOSED SESSION**

N/A.

**ADJOURNMENT**

**Mayor Godeke adjourned the meeting at 9:40 PM.**

\_\_\_\_\_  
JASON GODEKE, MAYOR

\_\_\_\_\_  
Diana Paoli, City Clerk

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

