



City of Fort Bragg

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Meeting Minutes Public Works and Facilities Committee

Thursday, June 19, 2014

9:30 AM

City Hall Conference Room, 416 N. Franklin Street

MEETING CALLED TO ORDER

The meeting was called to order by Meg Courtney at 9:30 a.m.

ROLL CALL

Present: 2 - Dave Turner and Meg Courtney

APPROVAL OF MINUTES

1. [14-198](#) Approve Minutes of April 17, 2014

A motion was made by Mayor Turner, seconded by Vice Mayor Courtney, that this Committee Minutes be approved for council review. The motion carried by a unanimous vote.

PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

CONDUCT OF BUSINESS

2. [14-196](#) Receive Update from Public Works Director Regarding City Hall East and Provide Direction to Staff

Public Works Director Varga reported on the current status of City Hall East, the buildings and structures on the east side of City Hall. Referring to a Structural and Use Study of 2010, he cited severe structural concerns about the pool and gym areas. Skylights need to be sealed to keep the weather out, metal connections holding trusses together show major rusting, and the roof surfaces need to be repaired. The catwalk/mezzanine area is badly deteriorated and unsafe. His interpretation of the 2010 study is that it is unclear how the structure is still standing, and he stated that major repair work would be required to rehabilitate the building. City Manager Ruffing explained that the City has looked at this space in the context of the Noyo Center for use in whale bone articulation and storage, but the time has come to decide what to do with it -- either invest in it and repair it or demolish it -- rather than leave it as it is for the next five years or so. Varga stated that the cost of rehabilitating the structures would be \$540,000 or more; to build over would cost \$500,000; just doing essential repairs such as removal of the pool and hazardous areas, would cost \$400,000+. He added that those are 2010 costs, so another \$50,000 for inflation should be added. Varga summarized the main questions as: (1) What are the technical issues with repair, replacement or removal? (2) What are the economic costs? and (3) What is the value of this structure to the community? He acknowledged that it is a "really cool" space and is considered an historical artifact of great importance to the community of Fort Bragg because of the fond memories local people have of their activities there. He stated that he believes all these intangibles should be considered before making a decision regarding what to do with the space. Committee Member Turner asked if it were possible to demolish the pool area but keep the gym. Varga responded that there are ways to pull out

pieces and save others. Mendocino Coast Recreation and Parks District (MCRPD) executive director Beth Pine stated that the District is interested in the decisions made about this space because they rent it for basketball, volleyball, skating and other events. MCRPD program coordinator Scott Mullin stated that suggestions have been made to turn the pool area into a terrarium or garden. Various other possible uses of the space were discussed, including a plaza area or a conference center. Varga then took the Committee Members and meeting attendees on a tour of City Hall East, pointing out the areas of structural failing and disrepair. At the conclusion of the tour, Ruffing made two suggestions: (1) Varga should give an inspection tour of the space to all City Councilmembers; and (2) This matter should be mulled over for a time and brought back to the Public Works and Facilities Committee at a future meeting in two months.

This Staff Report was referred to staff.

3. [14-197](#) Receive Presentation from Property Owner Chet Boddy and Realtor Paul Clark Regarding Property on Hanson Road

Realtor Paul Clark distributed maps and information regarding a 110-acre parcel of property on Hanson Road, formerly the Descanso Nursery. This property is owned by Chet Boddy and his sister and is currently listed on the market for \$1.9 million. Mr. Boddy stated that he wanted to give the City an opportunity to consider purchasing the property, as he thought it may fit into the City's long-range plans for water storage and a surrounding bike trail. This was a former proposed reservoir site and a previous study was conducted on the site. Mr. Clark handed out a letter describing some of the work that went into the study. Mr. Boddy stated the property is an ideal spot for a reservoir but it is also a prime area for bicycling, hiking, and kayaking. The site contains three structures, open space, and timber. Mr. Boddy indicated the property could be used for eco-tourism and would most likely be purchased as an estate, but he wanted the City to consider this land as a possibility for municipal use. The owners currently have a diversion permit to draw water from a large creek. The property itself is close to the Summers Lane Reservoir and treatment plant, and is at a similar elevation to the City's Summers Lane property, with a clear, level area in the center which could accommodate a five- to seven-acre reservoir. Funding issues were discussed. Mr. Boddy mentioned that if a large project such as a performing arts center were to come to Fort Bragg, lack of water might be an issue. He stated that this is the only site with a large enough space to accommodate a reservoir in the future. Committee Member Turner stated that the City cannot purchase a property for more than the appraised value. Mr. Boddy said that, as a former appraiser, in his opinion the property is worth about \$2 million due not only to the land itself but to the timber on it. An appraisal would necessarily require a timber cruise. Mr. Boddy reiterated that the property could be used to tie in with the City's plan of a trail system surrounding Fort Bragg. He also stated that the Mendocino Land Trust is interested in this property. Committee Member Turner thanked Mr. Clark and Mr. Boddy for letting the City know about the opportunity.

This Staff Report was returned without recommendation.

MATTERS FROM COMMITTEE / STAFF

None.

ADJOURNMENT

The meeting was adjourned at 10:54 a.m.