



# City of Fort Bragg

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

## Meeting Agenda 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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Tuesday, November 12, 2024

6:00 PM

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

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### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### COUNCILMEMBERS PLEASE TAKE NOTICE

*Councilmembers 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: Nov 12, 2024 06:00 PM Pacific Time (US and Canada)*

*Topic: City Council Meeting*

*Please click the link below to join the webinar:*

*<https://us06web.zoom.us/j/83603002808>*

*Or Telephone: 1 669 444 9171 US (\*6 mute/unmute, \*9 raise hand)*

*Webinar ID: 836 0300 2808*

*To speak during public comment portions of the agenda via zoom, please join the meeting and use the raise hand feature when the Mayor or Acting Mayor calls for public comment on the item you wish to address.*

### CLOSED SESSION REPORT

### AGENDA REVIEW

### 1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

- 1A. [24-1010](#) Proclamation for Veteran's Appreciation Day

**Attachments:** [25-VETERANS DAY](#)

- 1B. [24-982](#) Presentation on Local Students' Recent Visit to Otsuchi, Japan

**Attachments:** [Otsuchi Presentation \(1\)](#)

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

*MANNER OF ADDRESSING THE CITY COUNCIL: All remarks and questions shall be addressed to the City Council; no discussion or action will be taken pursuant to the Brown Act. No person shall speak without being recognized by the Mayor or Acting Mayor. Public comments are restricted to three (3) minutes per speaker.*

*TIME ALLOTMENT FOR PUBLIC COMMENT ON NON-AGENDA ITEMS: Thirty (30) minutes shall be allotted to receiving public comments. If necessary, the Mayor or Acting Mayor may allot an additional 30 minutes to public comments after Conduct of Business to allow those who have not yet spoken to do so. Any citizen, after being recognized by the Mayor or Acting Mayor, may speak on any topic that may be a proper subject for discussion before the City Council for such period of time as the Mayor or Acting Mayor may determine is appropriate under the circumstances of the particular meeting, including number of persons wishing to speak or the complexity of a particular topic. Time limitations shall be set without regard to a speaker's point of view or the content of the speech, as long as the speaker's comments are not disruptive of the meeting.*

*BROWN ACT REQUIREMENTS: The Brown Act does not allow action or discussion on items not on the agenda (subject to narrow exceptions). This will limit the Council's response to questions and requests made during this comment period.*

*WRITTEN PUBLIC COMMENTS: Written public comments received after agenda publication are forwarded to the Councilmembers as soon as possible after receipt and are available for inspection at City Hall, 416 N. Franklin Street, Fort Bragg, during normal business hours. All comments will become a permanent part of the agenda packet on the day after the meeting or as soon thereafter as possible, except comments that are in an unrecognized file type or too large to be uploaded to the City's agenda software application. Public comments may be submitted to City Clerk Diana Sanchez, [dsanchez@fortbragg.com](mailto:dsanchez@fortbragg.com)*

## **3. STAFF COMMENTS**

## **4. MATTERS FROM COUNCILMEMBERS**

## **5. CONSENT CALENDAR**

*All items under the Consent Calendar will be acted upon in one motion unless a Councilmember requests that an individual item be taken up under Conduct of Business.*

- 5A. [24-1000](#) Adopt Resolution Declaring Property as Exempt Surplus Land and Authorizing the Public Works Director to Execute the Right-Of-Way Contract and Grant Deed for Temporary Construction Easements and Disposition of Real Property to the California Department of Transportation (Parcel 13259-1, -2)

**Attachments:** [Reso Disposition of Property to CalTrans](#)

[Ex 1 - Appraisal Map](#)

[Ex 2 - Right of Way Contract](#)

[Ex 3 - Grant Deed](#)

[Ex 4 - Valuation Summary Statement](#)

- 5B. [24-1001](#) Resolution of the Fort Bragg City Council Establishing a Compensation Plan and Terms and Conditions of Employment for Exempt At-Will Executive Classifications

**Attachments:** [XXXX- 2024 RESO Comp Term-Conditions Executive classifications](#)

- 5C. [24-1002](#) Resolution of the Fort Bragg City Council Amending the Pay Rates and Ranges for Exempt, At-Will Classifications Reflecting Cost of Living Adjustment

**Attachments:** [RESO XXXX - All Inclusive -Amending to include ExecMgmt COLA.docx](#)

[Exhibit A](#)

[Exhibit B](#)

[Exhibit C](#)

[Exhibit D](#)

- 5D. [24-1003](#) Accept Fort Bragg Fire Station Roof Replacement Project as Complete and Direct City Clerk to File Notice of Completion

**Attachments:** [Notice of Completion](#)

- 5E. [24-1005](#) Approve Purchase of Building from Thermo Bond Buildings to be used as Data Hut in Broadband Project (Amount Not to Exceed \$210,725.00)

**Attachments:** [Thermo Bond Buildings Proposal](#)

- 5F. [24-996](#) Receive and File Minutes of the September 24, 2024 Community Development Committee Meeting

**Attachments:** [09242024 CDC Minutes](#)

- 5G. [24-997](#) Receive and File Minutes of the October 22, 2024 Community Development Committee Meeting

**Attachments:** [10222024 CDC Minutes](#)

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

## **7. PUBLIC HEARING**

*When a Public Hearing has been underway for a period of 60 minutes, the Council must vote on whether to continue with the hearing or to continue the hearing to another meeting.*

- 7A.** [24-992](#) Receive a Report, Hold a Public Hearing, and Consider Adopting a Resolution of the Fort Bragg City Council Providing Preliminary Preapproval of Inclusionary Housing Incentives for Proposed Fort Bragg Apartments Project at 1151 South Main Street

**Attachments:** [Inclusionary Housing Incentives Staff Report](#)  
[Att 1 - Fort Bragg - City Council Incentive Request](#)  
[Att 2 - Resolution Fort Bragg Apartments Incentives](#)  
[Att 3- Inclusionary Housing Incentives Hearing Notice 11-12-2024](#)

- 7B.** [24-999](#) Receive a Report, Hold a Public Hearing, and Consider Adoption of a Proposed Resolution Adopting an Inclusionary Housing In Lieu Fee

**Attachments:** [Staff Report Inclusionary Housing In Lieu Fee 10-2024](#)  
[Att 1 - Nexus Study Inclusionary Housing In-Lieu Fee](#)  
[Att 2 - RESO - Inclusionary Housing In-Lieu Fee Schedule Update](#)  
[Att 3 - Inclusionary Housing In Lieu Fee Hearing Notice 11-12-2024](#)

## **8. CONDUCT OF BUSINESS**

- 8A.** [24-1004](#) Interview Applicants for Noyo Harbor Commission Appointments

**Attachments:** [Harbor Commissioner Staff Report](#)  
[2024 Noyo Harbor Commission Press Release](#)  
[Proposed Questions for Applicants](#)  
[Hurst, Jim Application-redacted](#)  
[Weaver, Domenick Application-redacted](#)

- 8B.** [24-1016](#) Discussion and Approval of 2024/25 Business Support and Economic Development Initiatives for the City of Fort Bragg

**Attachments:** [Staff Report](#)  
[Way Finding Plan from 2015](#)  
[Fort Bragg Business Boost Fund Guidelines Draft](#)  
[Business Resource](#)  
[Downtown Improvement Grant Draft](#)  
[Welcome Letter for New Businesses](#)  
[PUBLIC COMMENT, November 12 Council Agenda Item...](#)

- 8C. [24-1006](#) Receive Report and Provide Direction Regarding Priorities for Pro-Housing Zoning Amendment

**Attachments:** [Pro-Housing Code Amendments Staff Report 11-12-2024](#)

**9. CLOSED SESSION**

- 9A. [24-1021](#) PUBLIC EMPLOYEE EVALUATION/DISCIPLINE/DISMISSAL/RELEASE  
Title: City Clerk  
Pursuant to California Government Code 54957(b)

**Attachments:** [Public Comment for City Clerk & City Manager Pe...](#)

[public comment-City Clerk](#)

[pc-city clerk](#)

[Closed session comment](#)

- 9B. [24-1022](#) PUBLIC EMPLOYEE EVALUATION/DISCIPLINE/DISMISSAL/RELEASE  
Title: City Manager  
Pursuant to California Government Code 54957(b)

**Attachments:** [Public Comment for City Clerk & City Manager Pe...](#)

[Public Comment-City Manager](#)

[PUBLIC COMMENT, November 12 Council Agenda Item...](#)

[Closed session comment](#)

**ADJOURNMENT**

*The adjournment time for all Council meetings is no later than 10:00 p.m. If the Council is still in session at 10:00 p.m., the Council may continue the meeting upon majority vote.*

**NEXT REGULAR CITY COUNCIL MEETING:  
6:00 P.M., MONDAY, November 25, 2024**

STATE OF CALIFORNIA     )  
  )ss.  
COUNTY OF MENDOCINO    )

I declare, under penalty of perjury, that I am employed by the City of Fort Bragg and that I caused this agenda to be posted in the City Hall notice case on November 8, 2024.

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Diana Sanchez  
City Clerk

**NOTICE TO THE PUBLIC:**

**DISTRIBUTION OF ADDITIONAL INFORMATION FOLLOWING AGENDA PACKET DISTRIBUTION:**

- *Materials related to an item on this Agenda submitted to the Council/District/Agency after distribution of the agenda packet are available for public inspection upon making reasonable arrangements with the City Clerk for viewing same during normal business hours.*
- *Such documents are also available on the City of Fort Bragg's website at <https://city.fortbragg.com> subject to staff's ability to post the documents before the meeting.*

**ADA NOTICE AND HEARING IMPAIRED PROVISIONS:**

*It is the policy of the City of Fort Bragg to offer its public programs, services and meetings in a manner that is readily accessible to everyone, including those with disabilities. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities.*

*If you need assistance to ensure your full participation, please contact the City Clerk at (707) 961-2823. Notification 48 hours in advance of any need for assistance will enable the City to make reasonable arrangements to ensure accessibility.*

*This notice is in compliance with the Americans with Disabilities Act (28 CFR, 35.102-35.104 ADA Title II).*