



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 9, 2025

6:00 PM

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

CALL TO ORDER

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

ROLL CALL

Present: 4 - Mayor Jason Godeke, Vice Mayor Marcia Rafanan, Councilmember Tess Albin-Smith and Councilmember Scott Hockett
Absent: 1 - Councilmember Lindy Peters

CLOSED SESSION REPORT

City Attorney, Baron Bettenhausen reported at last special closed session, Councilmember Peters recused himself from Item 9B due to his wife being a member of the bargaining unit which is a party to the negotiation. There are no reportable actions to disclose from closed session.

AGENDA REVIEW

Mayor Godeke reported that Item 7D will be continued to June 23, 2025, due to a procedural issue.

1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

1A. [25-197](#) National Pollinator Week Proclamation

Attachments: [14- Pollinator Week](#)

Councilmember Albin-Smith read and presented Proclamation of National Pollinator Week to Cornelius Reynolds.

1B. [25-198](#) Juneteenth Freedom Day Proclamation

Attachments: [15-Juneteenth Day](#)

Mayor Godeke read Proclamation recognizing Juneteenth Freedom Day.

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

(1) Dr. Richard Miller, Evan Dick, Jacob Patterson, Marcie Snider, and Chris Hart.
(2) None.

(3) None.

3. STAFF COMMENTS

City Manager Isaac Whippy shared upcoming events and Budget Workshop.

4. MATTERS FROM COUNCILMEMBERS

Councilmembers reported attendance at Fire Authority meeting, Mendocino Film Festival, Visit Fort Bragg Kick- Off event, Sonoma Clean Power meeting, Pride Parade, and Blue Economy event in Noyo Harbor.

5. CONSENT CALENDAR

Approval of the Consent Calendar

A motion was made by Councilmember Albin-Smith, seconded by Vice Mayor Rafanan, to approve the Consent Calendar. The motion carried by the following vote:

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

Absent: 1 - Councilmember Peters

- 5A. [25-207](#)** Accept Certificate of Completion for EV Fleet Charging Station Project (PWP-00126) and Direct City Clerk to File Notice of Completion

Attachments: [Att 1 - Notice of Completion](#)
[Att 2 - Certificate of Completion](#)

This Certificate of Completion was accepted on the Consent Calendar.

- 5B. [25-208](#)** Adopt City Council Resolution of the Fort Bragg City Council Approving Contract Change Order 3 with Akeff Construction Services, Inc. for City EV Fleet Charging Station Project PWP-00126; Approving Budget Amendment 2024/25-13 and Authorizing City Manager to Execute Contract (Amount Not To Exceed \$184,642.00); CEQA Exemption 15301

Attachments: [RESO EV Fleet Change Order 3](#)
[Att 1 - Budget Amendment 2024/25-13](#)
[Att 2 - EV Charging CO #3 Request](#)

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 4931-2025

- 5C. [25-215](#)** Approve Special Minutes of March 24, 2025

Attachments: [SCCM2025-03-24](#)

These Minutes were approved on the Consent Calendar.

- 5D. [25-216](#) Approve Special Minutes of March 20, 2025

Attachments: [SCCM2025-03-20](#)

These Minutes were approved on the Consent Calendar.

- 5E. [25-217](#) Approve Special Minutes of March 11, 2025

Attachments: [SCCM2025-03-11](#)

These Minutes were approved on the Consent Calendar.

- 5F. [25-218](#) Approve Minutes of March 10, 2025

Attachments: [CCM2025-03-10](#)

These Minutes were approved on the Consent Calendar.

6. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

None.

7. PUBLIC HEARING

- 7A. [25-211](#) Receive a Report, Hold a Public Hearing, and Introduce, by Title Only, and Waive Further Reading of Ordinance xxxx-2025, Adopting the Updated Fire Hazard Severity Zone (FHSZ) Maps for the City of Fort Bragg Local Responsibility Area (LRA), as Released by the California Department of Forestry and Fire Protection (CAL FIRE) Under the Direction of the Office of the State Fire Marshal (OSFM)

Attachments: [Staff Report](#)

[Att 1 - Ordinance XXXX-2025 FHSZ](#)

[Att 2 - FHSZ Map City of Fort Bragg LRA](#)

[Att 3 - Response Public Survey](#)

[Att 4 - Press Release Calfire](#)

[Att 5 - NOPH LRA](#)

Mayor Godeke opened the public hearing at 6:33 PM.

City Manager, Isaac Whippy introduced Item 7A. Fire Chief Steve Orsi presented Report regarding the Updated Fire Hazard Severity Zone (FHSZ) Maps for the City of Fort Bragg Local Responsibility Area (LRA). Councilmembers asked clarifying questions.

Public Comment: None.

Mayor Godeke closed the public hearing at 6:34 PM.

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

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

Absent: 1 - Councilmember Peters

- 7B. [25-200](#)** Receive a Report, Hold a Public Hearing, Receive Planning Commission's Recommendation, and Introduce, by Title Only, and Waive Further Reading of Ordinances:
- 1) Ordinance XXXX-2025 Amending Division 17 of the Fort Bragg Municipal Code Local Coastal Program Amendment 4-25 (CLUDC 4-25) to Amend Chapter 17.42.200 "Urban Unit Development," And Chapter 17.84.045 "Urban Lot Split," to Incorporate Comments From HCD Into Regulations and Standards for Urban Lot Splits and Urban Unit Residential Development Projects in Low Density Residential Zoning Districts Pursuant to Senate Bill 9; Statutorily Exempt CEQA Guideline 15265 and Gov Code 65852.21 and 66411.7
 - 2) Ordinance XXXX-2025 Amending Division 18 of the Fort Bragg Municipal Code Land Use and Development Code Amendment 4-25 (ILUDC 4-25) to Amend Chapter 18.42.200 "Urban Unit Development," and Chapter 18.84.045 "Urban Lot Split," to Incorporate Comments From HCD Into Regulations and Standards for Urban Lot Splits and Urban Unit Residential Development Projects in Low Density Residential Zoning Districts Pursuant to Senate Bill 9; Statutorily Exempt Gov Code 65852.21 and 66411.7

Attachments: [Staff Report - Urban Lot Split Ordinances](#)

[Att 1 - CC CLUDC Lot Split Ordinance](#)

[Att 2 - CC ILUDC Lot Split Ordinance](#)

[Att 3 - PC Resolution 9-2025](#)

[Att 4 - Consistency Analysis](#)

[Att 5 - HCD's Feb 2025 Comment Letter](#)

[Att 6 - NOPH Urban Lot](#)

Mayor Godeke opened the public hearing at 6:42 PM.

Consultant Marie Jones provided staff report and Planning Commissioner's Recommendation. Councilmembers asked clarifying questions. Consultant Marie Jones was available to reply to clarifying questions by Councilmembers.

Public Comment: None.

Mayor Godeke closed the public hearing at 6:43 PM.

A motion was made by Councilmember Albin-Smith, seconded by Vice Mayor Rafanan, that these Ordinances be introduced. The motion carried by the following vote:

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

Absent: 1 - Councilmember Peters

- 7C. [25-201](#)** Receive a Report, Hold a Public Hearing, Receive Planning Commission's Recommendation, and Introduce, by Title Only, and Waive Further Reading of

Ordinances:

- 1) Ordinance XXXX-2025 Amending Various Sections of Division 18 (ILUDC) of the Fort Bragg Municipal Code (ZON 4-25) to Implement Changes in State Law for New and Revised Regulations Related to Emergency Shelters, Group Homes, Low Barrier Navigation Centers, Supportive Housing, and the Granting of Density Bonus to Non-Vacant Sites; Statutorily Exempt 15265
- 2) Ordinance XXXX-2025 Amending Various Sections of Division 17 (CLUDC) of the Fort Bragg Municipal Code (ZON 5-25) to Implement Changes in State Law for New and Revised Regulations Related to Emergency Shelters, Group Homes, Low Barrier Navigation Centers, Supportive Housing, and the Granting of Density Bonus to Non-Vacant Sites; Categorically Exempt 15061.b.3) and Government code 65583(a)(4)(D)

Attachments: [Staff Report - HCD Housing Element Update](#)

[Att 1 - ILUDC - HCD Ordinance](#)

[Att 2 - CLUDC HCD Ordinance](#)

[Att 3 - PC Resolution 10-2025](#)

[Att 4 - NOPH](#)

Mayor Godeke opened the public hearing at 6:57 PM.

Consultant Marie Jones presented staff report and Planning Commissioner's Recommendation. Councilmembers asked clarifying questions. Consultant Marie Jones was available to reply to clarifying questions by Councilmembers.

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

Mayor Godeke closed the public hearing at 7:03 PM.

A motion was made by Vice Mayor Rafanan, seconded by Councilmember Albin-Smith, that these Ordinances be introduced as amended. The motion carried by the following vote:

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

Absent: 1 - Councilmember Peters

- 7D.** [25-212](#) 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 Rates](#)

[Att 4 - NOPH Fee Schedule](#)

[Public Comment 7D](#)

Mayor Godeke introduced Item 7D and informed public the Item would be continued to a public hearing on June 23, 2025.

Mayor Godeke opened the public hearing at 7:16 PM.

Public Comment: Jacob Patterson and Jay McMartin.

A motion was made by Councilmember Albin-Smith, seconded by Vice Mayor Rafanan, that the public hearing to be continued to June 23, 2025. The motion carried by the following vote:

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

Absent: 1 - Councilmember Peters

- 7E. [25-193](#)** Receive a Report, Hold a Public Hearing to Present City of Fort Bragg Vacancy Report 2025, a Comprehensive Overview of Current Job Vacancies, Recruitment and Retention Efforts as Required by Assembly Bill 2561.

Attachments: [Staff Report-AB 2561](#)

[Att 1 - Bill Text - AB-2561](#)

[Att 2 - 2025.06.09 AB 2561 Vacancy Report](#)

[Att 3 - Time to Fill - Days](#)

[Att 4 - Requisition Summary - FY2024-25 NEOGOV](#)

[Att 5 - Procedures Re Public Hearings - AB 2561](#)

[Att 6 - NOPH AB 2561](#)

Human Resources Manager, Juli Mortensen presented Staff Report and overview of Job Vacancies, Recruitment and Retention Efforts as required by Assembly Bill 2561.

Councilmembers asked clarifying questions. No direction or action was required.

Mayor Godeke opened the public hearing at 7:34 PM.

Public Comment: None.

Mayor Godeke closed the public hearing at 7:34 PM.

8. CONDUCT OF BUSINESS

- 8A. [25-213](#)** Consider Adopting a Resolution Accepting the Mill Site Development Strategy Report and Directing City Manager to Initiate Phase 2 of the Master Development Agreement Planning Program; CEQA Exemptions 15265 and 15061(b)(3)

Attachments: [Staff Report](#)

[Att 1 - RESO](#)

[Att 2 - Exhibit B - Development Strategy Reporting EPS](#)

[Public Comment 8A](#)

City Manager, Isaac Whippy Introduced Item 8A and provided update on the direction toward Memorandum of Understanding, negotiations, and importance of community input. Consultant, Walter Kieser continued sharing Strategy Report and highlighted key reasons to adopt

Resolution which outlined next steps. Councilmembers asked clarifying questions. City Manager, Isaac Whippy and Consultant, Walter Kieser were available to reply to questions by Councilmembers.

Public Comment: Peter McNamee, Jay Tippett, Marcie Snider, George Reinhardt, Susan Sisks, Chris Hart, Jenny Shattuck, Jacob Patterson, Gabriel Quinn Maroney, Patricia Pat, and Jary Stavely.

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

Aye: 3 - Mayor Godeke, Vice Mayor Rafanan and Councilmember Hockett

No: 1 - Councilmember Albin-Smith

Absent: 1 - Councilmember Peters

Enactment No: RES 4932-2025

Mayor Godeke recessed the meeting at 8:06 PM; the meeting was reconvened at 8:19 PM.

8B. [25-177](#) Receive Report and Provide Direction to Staff Regarding Initiating Project for the Installation of Parcourse Fitness Equipment Stations along Coastal Trail

Attachments: [Staff Report - Fitness Stations Coastal Trail](#)

[Att 1 - Potential Locations Map](#)

[Att 2 - Fitness Equipment Types](#)

[Att 3 - Coastal Trail Fitness Stations Survey](#)

[Att 4 - Binocular Survey March 2025](#)

Mayor Godeke introduced Item 8B. Assistant Planner, Sarah Peters presented Staff Report and Binocular Survey Results and requested direction from the City Council. Blue Zone Staff, Lucy Bartholomew was available to answer questions. Councilmembers asked clarifying questions regarding funding, location, maintenance concerns and provided direction to staff to research binocular options and hold off on Parcourse Fitness Equipment due to maintenance concerns.

Public Comment: Jenny Shattuck, Gabriel Quinn Maroney, Jacob Patterson, and Marie Jones.

9. CLOSED SESSION

None.

ADJOURNMENT

Mayor Godeke adjourned the meeting at 9:27 PM.

JASON GODEKE, MAYOR

Diana Paoli, City Clerk

IMAGED (_____)