



# 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, March 13, 2017

6:00 PM

Town Hall, 363 N. Main Street

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### CALL TO ORDER

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

### PLEDGE OF ALLEGIANCE

### ROLL CALL

**Present:** 5 - Mayor Lindy Peters, Vice Mayor Will Lee, Councilmember Michael Cimolino, Councilmember Bernie Norvell and Councilmember Dave Turner

### AGENDA REVIEW

#### **1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS**

- 1A. [17-148](#)** Receive Award from American Legion Sequoia Post 96 Commander Rick Cooper

Rick Cooper of the American Legion's local chapter presented the recognition award to Mayor Peters and City Manager Ruffing. Mayor Peters emphasized his gratitude for the City's support of veterans here in the City and the ongoing services they provide to the community. City Manager Ruffing recognized the eight City employees who are military veterans, citing their names and departments, and expressing appreciation for their dedicated service to our City.

- 1B. [17-123](#)** Receive Announcement Regarding the April 29th "Rural Health Rocks" Benefit Concert at Cotton Auditorium

Mary Ann Landis distributed pamphlets and spoke about the family medicine program to train and retain local doctors beginning in 2019. Alex Degrassi and Dr. Don Ho spoke about their roles in the organization and how funding is secured. They announced a concert event at Cotton Auditorium on April 29, 2017 from which proceeds will benefit the program. Landis asked for the City's support in promoting the event.

#### **2A. PUBLIC COMMENTS ON NON-AGENDA, CONSENT CALENDAR & CLOSED SESSION ITEMS (30 Minutes)**

- John Gallo expressed concern that the Economic Development plan was missing key elements.
- Rex Gressett expressed concerns about the methods of the Mill Site planning processes and lack of advertisement for public meetings.
- Malcolm MacDonald requested two items be pulled from the Consent Calendar: Item 5A due to the high bid amount and Item 5B due to an error in the language stating it was for a drought emergency.

### **3. STAFF COMMENTS**

Finance Director Damiani announced the Wednesday, March 15, Special City Council Meeting for the Mid-Year Budget Review at Town Hall from 9 AM to 2:30 PM.

Community Development Director Jones announced the Mural Program was awarded a \$5000 grant from the Community Foundation of Mendocino County to subsidize the competition. This money will be matched by the \$2000 previously agreed upon by Council. The funds will be used for supplies and support of the local artists who are selected to participate in this program set to take place this September. Jones reminded the public of the upcoming Creek Daylighting Walking Tours on Monday, March 20 at 4 PM and 5 PM and Tuesday, March 21 at 9 AM and 10 AM.

Chief Lizarraga announced that there was a school bus accident at Park and Willow Streets; no students were injured. The trial for the murder of Dennis Boardman will be underway as of April 3, 2017; the PAL bike sale last Saturday was successful despite many bikes left over. The Chief provided an update on work with Adult Protective Services at 119 E. Pine to eliminate a Code Violation. Chief Lizarraga announced the following upcoming meetings and events: Neighborhood Watch meeting is Tuesday, March 21, at 6 PM at the Police Department's Emergency Operations Center (EOC); the Community Emergency Response Team (CERT) meeting is at 5:15 PM in the EOC on March 22; and Saturday, March 18, is the Whale Run - the public should expect some congestion on Laurel, Pine and Stewart Streets in the early hours.

Public Works Director Varga announced the upcoming projects set to take place in the coming months; items included City Hall paint, Guest House roof and paint, streets and alleys rehabilitation, the City Hall Gym roof, and the Influent Flow Meter projects. Varga mentioned the ongoing issues with Pudding Creek Dam from last winter and continued work to relocate the water main.

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

Mayor Peters requested the public observe a moment of silence for the recent passing of Dennis Kirwan. Peters announced that the regularly scheduled Public Safety Committee meeting of March 15th has been changed to March 22nd. Peters reported on attending the Board meeting with Sonoma Clean Power and interviewing for the Coastal Commission seat at the Governor's Sacramento office.

Vice Mayor Lee thanked the staff for their hard work and efficiency. Lee pointed out the full schedules of Councilmembers in March and April.

Councilmember Norvell reported on his attendance at the Economic Development and Financing Corporation (EDFC) meeting and Harbor tour with Jim Caito. Norvell announced upcoming West Company workshops Thursday, March 16, 9 AM-12 PM and 4-7 PM in Ukiah.

Councilmember Turner reported on his return from a visit to New York.

### **5. CONSENT CALENDAR**

Councilmember Norvell requested that item 5A be removed from the Consent Calendar for further discussion. Regarding Item 5B, City Manager Ruffing stated that the language in the resolution noted during public comment can be amended without pulling this item from the Consent Calendar by deleting the word "drought" from the next to last paragraph on page 1 of the Resolution.

## Approval of the Consent Calendar

A motion was made by Vice Mayor Lee, seconded by Councilmember Turner, to approve the Consent Calendar with the exception of Item 5A, and with the noted amendment to the resolution in Item 5B. The motion carried by the following vote:

**Aye:** 5 - Mayor Peters, Vice Mayor Lee, Councilmember Cimolino, Councilmember Norvell and Councilmember Turner

- 5B.** [17-125](#) Adopt City Council Resolution Confirming the Continued Existence of a Local Emergency in the City of Fort Bragg

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

Enactment No: RES 3981-2017

- 5C.** [17-124](#) Accept Certificate of Completion for Summers Lane Reservoir Project, City Project 2016-01, and Direct City Clerk to File Notice of Completion

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

- 5D.** [17-144](#) Approve Minutes of February 27, 2017

**These Minutes were approved on the Consent Calendar.**

## ITEMS REMOVED FROM CONSENT CALENDAR

- 5A.** [17-122](#) Adopt City Council Resolution Accepting the Bid of Redwood Roofers as the Lowest Responsive Bid, Awarding the Contract for the Guest House Roof Replacement Project, City Project 2017-03, to Redwood Roofers and Authorizing City Manager to Execute Contract (Amount Not to Exceed \$237,084.00; Account No. 416-5506-0731)

Councilmembers inquired about the source of the estimate, the roofing materials, other project specifics, and the chronology of the bid history for this project. Discussion included concerns from contractors about prevailing wage projects, the rejection of the first bid, the standard warranty language built into the project contracts, and when the last roof job was completed.

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

**Aye:** 2 - Mayor Peters and Councilmember Turner

**No:** 3 - Vice Mayor Lee, Councilmember Cimolino and Councilmember Norvell

## 6. PUBLIC HEARING

- 6A.** [17-130](#) Receive Report, Conduct Public Hearing and Adopt City Council Resolutions to Revise Program Guidelines for Two Loan Programs Funded by Community Development Block Grant 16-CDBG-11140

Special Projects Manager Owen presented the report, noting the Community Development Block Grant (CDBG) requirement and the adoption of two resolutions. Owen described the purpose of

the updates and the pertinent changes to each program.

Discussion:

Councilmembers inquired about loans for marijuana businesses, technical assistance programs, and the total availability of public assistance. Owen explained that the applicant must demonstrate management capacity in order to be eligible for program assistance.

**Mayor Peters opened the public hearing at 7:23 PM.**

Public Comment:

- Mary Ann Petrillo from West Company expressed appreciation for staff and councilmembers work. Petrillo described the methods used by West Company for advertising and asked the Community to help get the word out.

**Mayor Peters closed the public hearing at 7:27 PM.**

**A motion was made by Councilmember Turner, seconded by Councilmember Cimolino, that this Resolution be adopted. The motion carried by the following vote:**

- Aye:** 5 - Mayor Peters, Vice Mayor Lee, Councilmember Cimolino, Councilmember Norvell and Councilmember Turner

Enactment No: RES 3982-2017 & RES 3983-2017

**A motion was made by Councilmember Turner, seconded by Councilmember Cimolino, that this Resolution be adopted. The motion carried by the following vote:**

- Aye:** 5 - Mayor Peters, Vice Mayor Lee, Councilmember Cimolino, Councilmember Norvell and Councilmember Turner

Enactment No: RES 3982-2017 & RES 3983-2017

## **7. CONDUCT OF BUSINESS**

**7A. [17-149](#) Receive Brief Presentation from Sonoma Clean Power Regarding the Roll-Out of Services to Fort Bragg and Mendocino County Customers**

This was an Oral Report presented by Sonoma Clean Power Director of Public Affairs and Marketing Kate Kelly. Sonoma Clean Power is a not-for-profit power company which provides power to Sonoma County. Most of Mendocino County has signed up to use Sonoma Clean Power and services will begin June 1, 2017. Kelly described the service switch-over, the changes to customer billing, and the upcoming community meeting at Town Hall on April 19 at 6 PM. Sonoma Clean Power Director of Customer Service, Erica Torgerson discussed the renewable energy generation, cost savings, and decreased emissions.

Discussion:

- Clarification on the power charge indifference adjustment costs
- Opt-out procedures
- Tier usage plans
- Individual home energy analyses
- Advertisements.

Public Comment:

- Sue Boecker inquired about nuclear power and PG&E's recent changes in credit hours for generation.
- George Reinhardt spoke in favor of the transition to Sonoma Clean Power and inquired about the implementation of charging stations.
- John Gallo spoke about wind energy and emergency resilience during power outages.

- Rex Gressett inquired about the Sonoma Clean Power commitment to not using nuclear energy and the potential for the City to produce power locally.
- Eric Dwyer spoke in favor of solar panel and biomass program implementation.

**7B. [17-145](#)** Receive Presentation from PG&E Regarding Installation of LED Streetlights in Fort Bragg

PG&E Program Manager Geoff Pollard presented the report, proposing a no-cost replacement of the older PG&E owned street lights with more energy efficient LED lights. Pollard described the replacement process and the outreach strategy associated with the program.

Discussion:

The Council discussed methods of traffic control where there are narrow streets or other obstacles, wattage control options available for the new lights, the potential for energy savings, and replacement of bulbs in the decorative lighting fixtures in downtown areas. This item will be reviewed by staff and brought back to the Council for approval on the Consent Calendar.

Public Comment:

- Sue Boecker asked if the lights are downcast to protect dark skies and inquired about the color spectrum.
- Gabriel Quinn Maroney expressed his concerns about where the lights are made, how long they last, and light pollution.

Pollard stated the lights are manufactured by CREE and substantial research was done on this selection. Lifespan for the bulbs is 20 years and PG&E has a 10-year warranty for the fixtures.

**7C. [17-143](#)** Receive Presentation on Tourism Market Research Study and Provide Direction to Staff Regarding Fort Bragg Marketing and Promotions Plan

Administrative Director Schneider and Community Development Director Jones presented the staff report. A study was prepared by the Strategic Marketing Group (SMG) which included surveys, web and social media analysis, and community meetings. Carl Ribaud, the President of SMG presented the findings from the study and the marketing recommendations. The information compiled from this study will be used to prepare a strategic marketing plan for the 2017/18 FY Budget.

Discussion:

- The importance of taking pride in the City's location and self-promoting the community
- Friendliness is a big part of the City's culture
- Prioritizing methods of keeping return tourists
- Recommendation to form a committee to oversee tourism-generated tax spending
- Additional research on Millennials, night life, history and culture, public transportation, reducing carbon footprint, youth hostels, Science research community, and off road vehicle tracks
- The positive impact of mountain bikers who are helping to police trails and make them more accessible to the public
- Including lodging and hospitality in the study
- Increasing the Chamber of Commerce services for the City, particularly the website functions. The Chamber's contract will end this summer; it will be renewed for another six months and then a new RFP will go out to contract for continuing services.

Public Comment:

- Mayor Peters read a comment card submitted by Ann Rennaker who spoke in opposition to the Grocery Outlet, stating that tourists don't want big box stores.
- Rex Gressett spoke in opposition to the transient occupancy tax (TOT) and expressed his concerns about the use of the funds.

- Sue Boecker spoke about the natural beauty of Fort Bragg and expressed opposition to big box store development.
- John Gallo spoke in favor of the study, emphasized the importance of attracting Millennials, embracing historic culture, and the natural and scenic beauty of Fort Bragg.
- David Gurney advocated for the need to add a public transportation element to the plan and promote hostel lodging.
- Gabriel Maroney spoke in favor of increased transportation options, attracting new tourism demographics like University students and researchers.
- George Reinhardt cautioned the community to be cognizant about the impacts of increased tourism, but generally favored the report's conclusion.
- Eric Dwyer recommended the creation of an off-road vehicle facility.

**7D. [17-141](#) Receive Report and Provide Direction Regarding the Mill Site Planning Process and Modifications to the Local Coastal Program to Revise Policies Requiring Specific Plan(S) for Zoning Changes in the Timber Resource Industrial Zone**

Community Development Director Jones presented the agenda item report noting the key points of the recent meetings. Jones said the goal of this report was to amend the Local Coastal Program (LCP) to remove the policy to which requires a Specific Plan to develop land on the Mill Site. Jones noted that the Planning Commission recommended moving forward with the proposed LCP revision and suggested community involvement methods. Community Development Director Jones described the recommended methods for obtaining community input.

**A motion was made by Vice Mayor Lee, seconded by Mayor Peters, to continue the meeting past 10:00 PM; the motion carried by a unanimous vote.**

Discussion: Items noted during the discussion included:

- Method by which the development would occur
- Who would incur the cost for infrastructure development
- Option to perform a Specific Plan on smaller segmented areas
- Ongoing/extensive community input
- Need for infrastructure engineering feasibility studies
- Realistic timetables for implementation and development
- The positive impacts of building flexibility into the development process
- Outlining the geographic area for this study
- Affordable housing in the community
- Water resource planning
- Potentially decreasing the planning area to less than one-quarter
- Inclusion of the school districts, Visit Fort Bragg website, Rotary, and Public Safety in the Community Outreach.

After much discussion, Councilmembers agreed on the need for a detailed community input process and recommended this item return for Council direction in April 2017.

Public Comment:

- George Reinhardt emphasized the need to think about the environmental space at the beginning of the planning phase and spoke in favor of this method for planning development.
- Rex Gressett expressed his concerns about expediting development.
- Ann Rennacker recommended including a plan for water, environmental space, and creek restoration. Rennacker spoke in opposition to the mill pond remaining onsite.
- Sue Boecker spoke in favor of this planning process and creek daylighting. Boecker spoke in opposition to the mill pond remaining onsite and expressed concerns about infrastructure.

- John Gallo stated the importance of infrastructure and long term planning, the ability to provide certainty to local businesses, and the inclusion of a natural space priority. Gallo recommended including a mapping function in the web survey component.
- David Gurney recommended a more comprehensive planning process and complete cleanup of the mill pond prior to development.
- Gabriel Maroney advocated for cleanup before development and the need to have a larger picture or plan.
- Eric Dwyer spoke in favor of expediting the development process.

**2B. PUBLIC COMMENTS ON NON-AGENDA, CONSENT CALENDAR & CLOSED SESSION ITEMS (30 Minutes, If Necessary)**

**8. CLOSED SESSION**

**ADJOURNMENT**

**Mayor Peters adjourned the meeting at 10:57 PM.**

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LINDY PETERS, MAYOR

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Chantell O'Neal, City Clerk Pro Tem

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