



City of Fort Bragg

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Meeting Minutes Community Development Committee

Tuesday, September 24, 2024

4:00 PM Town Hall, 363 N. Main Street and via Video Conference

MEETING CALLED TO ORDER

Chair Godeke called the meeting to order at 4:00 PM

ROLL CALL

Staff Present: City Manager Whippy, Assistant Director of Engineering O'Neal, Administrative Assistant Flynn, Consultant Jones.

Present: 2 - Mayor Bernie Norvell and Vice Mayor Jason Godeke

1. APPROVAL OF MINUTES

A motion was made by Committee Member Godeke, seconded by Committee Member Norvell that the minutes of the June 25, 2024 Community Development Committee be approved for Council Review. The motion carried by the following votes:

Aye: 2 - Mayor Norvell and Vice Mayor Godeke

- 1A. [24-957](#) Approve the Minutes of the June 25, 2024 Community Development Committee Meeting

2. PUBLIC COMMENTS ON NON-AGENDA ITEMS

None.

3. CONDUCT OF BUSINESS

- 3A. [24-924](#) Receive a Report on the Policy Options for East of Fort Bragg - Annexation and/or Expansion of the Utility Service Area

Consultant Jones presented the report. Committee Members asked clarifying questions regarding the following topics: How to serve residents who have had their wells go dry and/or failed septic; if all residents would be required to connect to sewer and water; what LAFCo's view on the City expanding the Municipal Improvement District (MID) is; is the City or the property owner responsible to the cost of services being brought to each property; does the existing MID need to be redone, and if so, what are the pros and cons for doing so; what is the cost the City will bear for redoing the MID; how will residents be affected if their property were to be rezoned or "upzoned"; if the City chooses the route of Mello-Roos, would they need to change the General Plan to agree to shoulder the cost of not receiving taxes from property owners; and clarifying the differences in cost across the four annexation areas in Map LU-3.

Public Comment: Stewart Reed (Area 3); Evan Peterson (Area 4); Melvin Pyorre; Jacob Patterson (Area 4); Paul Clark; Jill Rexrode (Area 2); Teddy Wildflower (Area 2); Scott Hockett; David Jensen; Mike Thomas (Area 2).

Discussion: Committee Member Norvell gave context as to why the discussion was brought to the Committee- community members voicing concerns about failed septic systems. He reminded the room that it is the department Staff's job to bring all options to the Committee to make an educated decision. Committee Member Norvell directed staff to bring a report directly to City Council, looking into options for property owners with failed septic to hook into City sewer without annexation. Chair Godeke directed staff to look into fixing the issue with the existing MID and try to include residents with a failed septic system. Consultant Jones noted that the Council can decide to offer just sewer or offer both sewer and water to residents in the expanded MID. City Manager Whippy will discuss the MID issue with LAFCo and bring it to Council if needed. Consultant Jones noted that reestablishing the existing MID and establishing an expanded MID would need to be decided on by Resolution at City Council and by election.

3B. [24-958](#) Receive Oral Update on Installation of City Trees Downtown & Citywide

Chair Godeke gave an update on tree planting in the City. Committee Member Norvell commended Committee Member Godeke's efforts and noted that the dog park is a great option.

Public Comment: None

Discussion: None

4. MATTERS FROM COMMITTEE / STAFF

Consultant Jones updated the Committee on upcoming agenda items.

ADJOURNMENT

Chair Godeke adjourned the meeting at 5:07 PM.