



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, December 8, 2025

6:00 PM

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

AMENDED

CALL TO ORDER

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

ROLL CALL

Present: 5 - Mayor Jason Godeke, Vice Mayor Marcia Rafanan, Councilmember Tess Albin-Smith, Councilmember Lindy Peters and Councilmember Scott Hockett

CLOSED SESSION REPORT

Mayor Godeke reported that no reportable action was taken on the Closed Session Items.

AGENDA REVIEW

Mayor Godeke pulled Item 5D from Agenda.

1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

None.

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

- (1) Sabine Brunner, Monica Lynne, David Gurney, Jenny Shattuck and Ron White.
- (2) None.
- (3) N/A.

3. STAFF COMMENTS

Police Chief Swift announced Dispatch Report will be discussed at upcoming Public Safety meeting; Director of Engineering Chantell O'Neal provided updates on 2022 Streets Project and Bainbridge Park Enhancement Project.

4. MATTERS FROM COUNCILMEMBERS

Councilmembers provided update regarding Grocery Outlet; Flock Work Cameras will be discussed at the January Public Safety meeting; attendance of Lighted Boat Parade, Lighted Truck Parade and Winter Wonderland Festivities; also discussed were upcoming meetings: Visit

Fort Bragg, Mendocino Transit Authority, Public Works Committee Meeting, and Finance and Administration Committee Meeting. Councilmember Albin-Smith and Vice Mayor Rafanan will be Councilmembers assigned to new Parks and Recreation Ad Hoc committee, date to be determined in January.

5. CONSENT CALENDAR

Mayor Godeke pulled Item 5D during Agenda Review and Item 5A to discuss further. Councilmember Albin-Smith pulled Item 5F.

Approval of the Consent Calendar

A motion was made by Councilmember Peters, seconded by Vice Mayor Rafanan, to approve the Consent Calendar with the exception of 5A, 5D, and 5F. The motion carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

- 5B.** [25-500](#) Adopt, by Title Only, and Waive Further Reading of Ordinance 1020-2025 Amending Title 6 Health and Sanitation to Add Chapter 6.30 "Vacant Buildings and Lots" to the Fort Bragg Municipal Code, Establishing a Vacant Commercial Building Program and Providing for the Registration, Maintenance, and Monitoring of Vacant or Abandoned Commercial Buildings

Attachments: [ORD 1020-2025 Vacant Buildings](#)

This Ordinance was adopted on the Consent Calendar.

Enactment No: ORD 1020-2025

- 5C.** [25-513](#) Accept Certificate of Completion for the Stop Gap Patch Paving Project and Direct City Clerk to File Notice of Completion

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

This Notice of Completion was approved on the Consent Calendar.

- 5E.** [25-519](#) Approve Maddy Act Notice Providing List of Appointed Terms Expiring in 2026

Attachments: [12082025 MADDY ACT NOTICE](#)

The Maddy Act Notice was approved on the Consent Calendar.

- 5G.** [25-527](#) Adopt Resolution of the Fort Bragg City Council Approving Second Amendment to Professional Services Agreement with Lumos & Associates for On-Call Engineering & Surveying Services, Approving Budget Amendment 2025/26-9 and Authorizing the City Manager to Execute Contract (Amount Not To Exceed \$131,602.50)

Attachments: [RESO On-Call Engineering & Surveying Amend 2](#)
[Ex A - Amendment 2 Lumos On-Call](#)
[Ex B - Budget Amendment 2025/26-9](#)

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 4990-2025

5H. [25-526](#) Grand Jury Report-Care Response Unit Statistics

Attachments: [12082025 Staff Report-City Council Grand Jury Report-Final](#)
[Att 1 - Grand Jury Report-Homelessness](#)
[Att 2 - Needs Screening Form](#)

This Grand Jury Report was approved on the Consent Calendar.

5I. [25-518](#) Receive and File Minutes of the Special Public Safety Committee Meeting of October 22, 2025

Attachments: [PSCM 2025-10-22.pdf](#)

These Committee Minutes were received and filed on the Consent Calendar.

5J. [25-538](#) Receive and File Minutes of the Public Works and Facilities Committee Meeting of September 4, 2025

Attachments: [PWF 09042025](#)

These Committee Minutes were received and filed on the Consent Calendar.

5K. [25-539](#) Receive and File Minutes from the Community Development Committee of November 3, 2025

Attachments: [CDC MINS 11.03.2025](#)

These Committee Minutes were received and filed on the Consent Calendar.

5L. [25-542](#) Receive and File Minutes of the Visit Fort Bragg Committee Meeting of October 16, 2025

Attachments: [VFB MINS 10.16.2025](#)

These Committee Minutes were received and filed on the Consent Calendar.

5M. [25-532](#) Approve Minutes of Special Meeting of November 24, 2025

Attachments: [SCCM2025.11.24](#)

These Minutes were approved on the Consent Calendar.

5N. [25-537](#) Approve Minutes of November 24, 2025

Attachments: [CCM2025.11.24](#)

These Minutes were approved on the Consent Calendar.

50. [25-544](#) Approve the Scope of Work for a Request for Proposals for the Preparation of a Stormwater Asset Management Plan

Attachments: [Stormwater Asset Management Plan Scope of Work](#)

This Scope of Work was approved on the Consent Calendar.

ITEMS REMOVED FROM THE CONSENT CALENDAR

- 5A. [25-498](#) Adopt, by Title Only, and Waive Further Reading of Ordinance 1019-2025 to Amend Chapter 15.06 of the Fort Bragg Municipal Code to Amend the Requirements of the Installation of Automatic Fire Sprinkler Systems and Automatic Fire Alarming System in New Buildings and Remodels

Attachments: [ORD 1019-2025 Fire Sprinklers](#)

Mayor Godeke discussed Item 5A and requested Item return to Public Safety Committee for further discussion. There was no objection from councilmembers to return Item to Public Safety Committee.

Public Comment: None.

- 5D. [25-516](#) Accept Certificate of Completion for the Town Hall Retrofit and Bathroom Remodel Project and Direct City Clerk to File Notice of Completion

Attachments: [Notice of Completion](#)

[Att 1 - Exhibit A Certificate of Completion](#)

Mayor Godeke pulled Item 5D during Agenda Review. No discussion or action taken.

- 5F. [25-520](#) Approve Resolution of the Fort Bragg City Council Amending City Council Rules of Procedures for Conduct of City Council Business to Include Disruptive Behavior Including Remote Participation

Attachments: [RESO Amend Council Policies-Procedures 12 8 2025](#)

Councilmember Albin-Smith pulled Item 5F for further discussion. Councilmembers asked clarifying questions regarding background of requirement to amend Rules of Procedures for Conduct. City Clerk, Diana Paoli and City Attorney, Baron Bettenhausen responded. Council recommended including language "or cause the removal of" if removal of individual for disrupting the meeting was necessary according to law.

Public Comment: None.

A motion was made by Councilmember Peters, seconded by Councilmember Albin-Smith, that the Resolution is approved as amended. The motion carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

Enactment No: RES 4989-2025

6. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS

7. PUBLIC HEARING

- 7A. [25-495](#) Receive a Report, Hold a Public Hearing, and Consider Approval of Fort Bragg City Council Resolution Adopting Regulatory Fees for the Vacant Commercial Building and Lot Program

Attachments: [12082025 Staff Report Fees Vacant Commercial](#)

[Att 1 - RESO Regulatory Fees Vacant Commercial Building Program](#)

[Att 2 - Survey](#)

[Att 3 - Vacant Property Fee Breakdown](#)

[Att 4 - NOPH](#)

Mayor Godeke introduced Item 7A. City Manager Isaac Whippy presented Staff Report. Councilmembers asked clarifying questions.

Mayor Godeke opened the public hearing at 6:54 PM

Public Comment: Sabine Bruner, Jenny Shattuck, Paul Clark, Andrew Jordan and Jay Rosenquist.

Mayor Godeke closed the public hearing at 7:01 PM

Councilmembers discussed further regulatory fees and other requirements in the Resolution.

A motion was made by Councilmember Peters, seconded by Councilmember Albin-Smith that this Resolution be adopted. The motion carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

Enactment No: RES 4991-2025

8. CONDUCT OF BUSINESS

- 8A. [25-530](#) Receive, Approve, and File the 2025 Water Distribution System Master Plan Report by HDR: CEQA Exemption 15262

Attachments: [12082025 Water Dist Master Plan Staff Report](#)

[Att 1 - Water Distribution Master Plan](#)

[Att 2 - Water Distribution System Master Plan Presentation](#)

Mayor Godeke introduced Item 8A. Director of Engineer, Chantell O'Neal presented Staff Report. Senior Project Manager, Alex Johnson shared presentation. Principal-in-Charge Philip Tiewater was also present. Online staff available for clarifying questions were Technical Advisor, Allan Scott, Technical Lead, Scott Humphrey and Risk Analysis/Risk Model, Morgan DeAngelis. Councilmembers asked clarifying questions.

Public Comment: None.

A motion was made by Councilmember Peters, seconded by Vice Mayor Rafanan, that this Report was received, filed and approved. The motion carried by the

following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

- 8B.** [25-525](#) Receive Report and Consider Adoption of the Fort Bragg City Council Resolution Approving Redwood Waste Solutions Residential, Commercial and Multifamily, and Roll-off Rate Increases

Attachments: [12082025 RWS Disposal Rate Adjustment](#)

[Att 1 - RESO RWS Rate Adjustment](#)

[Att 2 - Exhibit A RWS Rate Increase 2026](#)

[Att 3 - Excerpt from RWS Franchise Agreement](#)

Mayor Godeke introduced Item 8B. Director of Engineering, Chantell O'Neal presented Staff Report. Michelle Goodman of Redwood Waste Solutions answered clarifying questions from Councilmembers.

Public Comment: None.

A motion was made by Councilmember Albin-Smith, seconded by Vice Mayor Rafanan, that the Resolution was adopted. The motion carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

Enactment No: RES 4992-2025

Mayor Godeke recessed the meeting at 7:51 PM; the meeting was reconvened at 7:59 PM.

- 8C.** [25-531](#) Receive, Approve, and File Report on the FY 2025-26 First Quarter Budget & Financial Performance

Attachments: [FY 2026 Q1 Financial Report](#)

[Att 1 - MCN Q1 Report](#)

[Att 2 - MCN Budget vs Actual Q1](#)

Mayor Godeke introduced Item 8C. City Manager Isaac Whippy presented Finance Report. Broadband Director Sage Statham presented MCN Budget and Actual Q1. Councilmembers asked clarifying questions.

Public Comment: Andrew Jordan

A motion was made Mayor Godeke, seconded by Councilmember Albin-Smith, that the Report is received, filed, and approved. The motion carried by the following vote:

Aye: 5 - Mayor Godeke, Vice Mayor Rafanan, Councilmember Albin-Smith, Councilmember Peters and Councilmember Hockett

9. CLOSED SESSION

ADJOURNMENT

Mayor Godeke adjourned the meeting at 8:27 PM.

JASON GODEKE, MAYOR

Diana Paoli, City Clerk

IMAGED (_____)