



# 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, February 9, 2015

6:00 PM

John Diederich Center  
208 Dana Street

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### MEETING CALLED TO ORDER

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

### PLEDGE OF ALLEGIANCE

Due to a power outage, the meeting was adjourned after the Pledge of Allegiance at 6:04 p.m. and reconvened at the Mendocino Coast Parks & Recreation District gym, 213 East Laurel Street, at 6:17 p.m.

### ROLL CALL

**Present:** 5 - Vice Mayor Lindy Peters, Councilmember Michael Cimolino, Councilmember Scott Deitz, Councilmember Doug Hammerstrom and Mayor Dave Turner

### AGENDA REVIEW

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

None.

#### 2. STAFF COMMENTS

City Manager Ruffing gave a report on the recent annual meeting of the Redwood Empire Municipal Insurance Fund (REMIF) which provides general liability, property and pooled health insurance for 15 cities in Northern California. This was the first meeting at which all 15 member cities had a seat on the REMIF Board of Directors. She said there will be a special meeting next month to investigate a self-funding health insurance plan and she will report back to the Council in April regarding this matter. Ruffing gave a brief summary of her attendance at a conference of the League of California City Managers. She gave an update on the refinancing of Fort Bragg Redevelopment Successor Agency allocation bonds. The bonds went out to market for pricing last week and ended up with a very good price, with a present value savings of 19 percent, which is much better than the 11 percent anticipated. Ruffing said the recruitment for Police Chief is moving along well, with over 30 applications received for the position. The City has invited seven of the most highly qualified applicants to participate in an extensive screening process to be held on February 19 and 20, 2015. It is hoped that a new Chief will be on board by April of this year. Ruffing related good news regarding access to the Coastal Trail. Georgia Pacific (GP) has consented to allow access through their Cypress Street entrance, which is safer and more accommodating than the other potential access at Noyo Point Road through Native American land. The City is currently working with GP to define an easement. GP has also expressed interest in doing a boundary line adjustment to include the entire runway in the park. Ruffing concluded her

comments by noting that the Town Hall remodel project is coming along well and should be ready to use for the first March meeting.

### **3. MATTERS FROM COUNCILMEMBERS**

Mayor Turner reported on the recent meeting of the Fire Board and commented that firemen should be thanked for all their hard work. The board decided to authorize return of the green fire truck. Turner visited Ebb Tide and Social Services building last week with the board of the Hospitality Center. He also noted that Russian River Brewing Company recently brought in \$2.4 million for uncorking one of their new ales and expressed his hopes that the North Coast Brewing Company would be successful in purchasing some of Georgia Pacific's lands to put a large brewery on the old mill site so Fort Bragg can bring in its own \$2.4 million. Turner stated that he is scheduling a work party to clean up the 200 block of North McPherson. Waste Management has donated a dumpster and some local businesses have indicated they are willing to help with the effort.

Vice Mayor Peters said that the Public Safety Committee meeting will be held on Wednesday, February 11, 2015 at 3:00 PM at the Police Department conference room, and invited the public to attend to discuss homeless issues and City and agency responses and programs. He recommended a citizen's advisory committee be formed regarding the homeless issues. Peters commended Community Development Director Jones on a job well done at the Planning Commission meeting of January 28 and asked if any appeals had been filed regarding the Hare Creek Center project. Jones responded that both Planning Commission decisions have been appealed; the developer appealed the decision regarding the planning permits and opponents in the community have appealed the decision regarding the Mitigated Negative Declaration. The appeals will be heard at the last City Council meeting in March.

Councilmember Cimolino gave a report on the Community Development Committee meeting, stating that the Committee is working on a new mobile vending ordinance to try to stimulate more business opportunities in Fort Bragg. He related that he recently visited the soup kitchen at the Catholic Church and there were approximately 150 people in attendance. He was surprised at how many elderly people were there because they cannot make ends meet.

Councilmember Deitz said the Public Safety Committee is developing policies that will improve the homeless situation. The Technology Committee has been working to provide wireless internet to the downtown area to bring more people to the area and keep them there longer. He and John Naulty, Jr. will be visiting downtown businesses to get feedback on the project. Deitz said he would like to begin a conversation about promoting the core area as "Old Town Fort Bragg," with facade and signage improvements and a promotion campaign to make the downtown a visitor destination.

Councilmember Hammerstrom reported on the last meeting of Local Agency Formation Commission (LAFCO), noting that Fort Bragg was the first city to do its municipal service review. He stated that the Mendocino Council of Governments regional transportation board met. In addition to money for the construction of the Willits bypass, there will be some additional money for environmental projects.

### **4. PUBLIC HEARING**

- 4A.** [15-014](#) Receive Report, Conduct Public Hearing, and Consider Adoption of City Council Resolution to Adopt Program Guidelines for Community Development Block Grant (CDBG) Microenterprise General Support

### Services

Housing & Economic Development Coordinator Owen explained that this hearing is about microenterprise general support services. The City received Community Development Block Grant (CDBG) funds in 2014 to fund microenterprise assistance and this year West Company suggested using some of those funds for support services designed to eliminate barriers related to clients getting access to the services. The \$10,000 for general support services may include dependent care, transportation costs and counseling services for micro-business owners. Although the City does not have a grant agreement yet, as part of the clearing conditions, the City must adopt guidelines which requires a public hearing. If adopted, then the guidelines will be sent to CDBG for approval.

Owen answered questions from Councilmembers Peters and Deitz regarding program funds, spending, and reimbursement.

#### **Mayor Turner opened the public hearing at 6:46 p.m.**

1. Susan Larsen asked if the funds are being specifically targeted. Owen responded that program operator West Company reports that they have many clients who want to start a business but lack accounting or marketing training and these funds would help them attend classes to improve their knowledge and skills in these areas by removing any barriers to their attending training sessions.

2. Rodney Garrison asked if this grant is taxpayer money. Mayor Turner said that CDBG grants do use tax funds.

#### **Mayor Turner closed the public hearing at 6:53 p.m.**

Vice Mayor Peters stated that these funds will help low income people start microbusinesses, which would help the economy. Councilmember Cimolino agreed, stating that the City should try to help create jobs and stop money from leaving town.

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

**Aye:** 5 - Vice Mayor Peters, Councilmember Cimolino, Councilmember Deitz, Councilmember Hammerstrom and Mayor Turner

Enactment No: RES 3779-2015

## **5. CONDUCT OF BUSINESS**

### **5A. [15-010](#) Receive Oral Status Report on the Noyo Center for Marine Science**

Noyo Center Executive Director Sheila Semans provided a status report and slideshow regarding the Noyo Center for Marine Science. She spoke about the impact this center will have on the community and that its development will set the tone for the mill site. She outlined the educational programs planned for the Noyo Center, how it will assist scientists in their research, the fundraising efforts planned, the blue whale skeleton retrieval and articulation process, and many other aspects of the project. At the conclusion of the presentation, Semans responded to questions from the audience regarding the center's design, timeline, funding, and other Noyo Center matters. She directed people the Noyo Center website at <http://noyocenter.org/> for further information.

## **6. PUBLIC COMMENTS ON NON-AGENDA, CONSENT CALENDAR & CLOSED SESSION ITEMS**

Public Works Director Varga began a presentation regarding the City's Capital Improvement Program when he was interrupted by members of the public asking how long his report would be and demanding a change in the agenda to allow Public Comments on Non-Agenda Items to be heard before Varga's report. Mayor Turner said the agenda is being taken in order and although he understands people want to speak about the homeless services facility at the Old Coast Hotel, that is not an item on the agenda. He stated that many times in the past he has moved public comment forward in the agenda order, but there are a number of important business items on the agenda and he would not change the order.

**Mayor Turner recessed the meeting at 7:45 p.m.; the meeting reconvened at 7:48 p.m.**

Turner reiterated that he understood that many people had something they wanted to say and that they have a right to say it, but the Council also has to take care of business.

Vice Mayor Peters said he would make a motion to move public comments forward in the agenda order but asked that people not be unruly and to keep their comments to three minutes.

Discussion: Councilmember Hammerstrom stated he was not feeling well and he would like to be here to listen to the items on the agenda. He did not think that he would be able to last for the entire meeting if public comments were moved up.

**A motion was made by Vice Mayor Peters, seconded by Councilmember Cimolino, that Public Comments on Non-Agenda Items be moved forward in the agenda order. The motion carried by the following vote:**

**Aye:** 3 - Vice Mayor Peters, Councilmember Cimolino and Councilmember Deitz

**No:** 2 - Councilmember Hammerstrom and Mayor Turner

**Councilmember Hammerstrom left the meeting at 7:52 p.m.**

Public comments on the homeless services facility at the Old Coast Hotel were received from Kevin Scanlon, Charles Brandenburg, Evan Dick, Judy Valadao, Jim Hooper, Sherry Cox, Douglas Chouteau, Rodney Garrison, Ana Munoz, Roz Satin, Alice Chouteau, Kelly Fairall, Kylie Galliani, Marissa Colombi, Irene Malone, Joe Wagner, Greg Foltz, Charles Peavey and Susan Larson.

Eric Dwyer commented on the PEG fee line item of his Comcast bill.

Jessie Lee VanSant requested that City Council include a future agenda item on the Trans Pacific Partnership.

**Mayor Turner recessed the meeting at 8:36 p.m.; the meeting reconvened at 8:47 p.m.**

**5B. [15-019](#)** Receive Update Regarding Status of City's Capital Improvement Program

Public Works Director Varga continued with his report on the City's Capital Improvement Program.

He provided a status report and financial figures for municipal facilities, parks and community facilities, street maintenance and traffic facilities, storm drains, wastewater enterprise, and projects at the C.V. Starr Community Center as summarized in his staff report. At the conclusion of his presentation, Varga invited questions regarding any of the programs he mentioned.

Greg Foltz asked questions about the Wastewater Treatment Facility (WWTF). George Reinhardt suggested using biosolids from the WWTF in a similar manner to Santa Rosa and suggested that the City consider electric charging stations for automobiles. Malcolm MacDonald spoke about the importance of getting information out to the community as soon as possible. Eric Dwyer also spoke about electric charging stations.

**5C. [15-026](#)** Receive Overview and Status Report on Grant-Funded Activities

City Manager Ruffing said that the City of Fort Bragg has developed an incredibly successful grant writing machine that has brought millions of dollars into this community. She summarized a table showing what the City is doing with the grants. At the present time, there are 33 grant activities totaling over \$14 million, which does not include the \$2.5 million returned to the state for the Main Street Merge project.

**A motion was made by Vice Mayor Peters, seconded by Councilmember Deitz, that the Council Meeting continue until concluded this evening. The motion carried by a unanimous vote.**

**5D. [15-018](#)** Receive Report and Consider Adoption of a Resolution Extending the Temporary Waiver of Parking In-Lieu Fees for Changes of Use in the Central Business District

Community Development Director Jones reported that the current moratorium on parking in-lieu fees has expired and due to the slow recovery of the economy, she recommends extending the moratorium for an additional two years.

Discussion: Mayor Turner talked about the high cost of free parking and stated he is for a continuation of the moratorium. Councilmembers Deitz and Cimolino both spoke in favor of extending the moratorium.

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

**Aye:** 4 - Vice Mayor Peters, Councilmember Cimolino, Councilmember Deitz and Mayor Turner

**Absent:** 1 - Councilmember Hammerstrom

Enactment No: RES 3780-2015

## **7. CONSENT CALENDAR**

Mayor Turner requested Item 7C be pulled from the Consent Calendar as he has a conflict of interest as he owns property across the street from the Food Bank.

### **Approval of the Consent Calendar**

**A motion was made by Vice Mayor Peters, seconded by Councilmember Cimolino, to approve the Consent Calendar, with the exception of Item 7C. The motion carried by the following vote:**

**Aye:** 4 - Vice Mayor Peters, Councilmember Cimolino, Councilmember Deitz and Mayor Turner

**Absent:** 1 - Councilmember Hammerstrom

- 7A. [15-011](#)** Approve Scope of Work for Microenterprise Assistance Program Operator Services funded by Community Development Block Grant (CDBG) #14-CDBG-9881  
**This Scope of Work was approved on the Consent Calendar.**
- 7B. [15-016](#)** Adopt City Council Resolution Approving a Subrecipient Agreement with Mendocino Coast Hospitality Center to Use Funds from Community Development Block Grant #14-CDBG-9881 to Implement the Giving Garden Employment Training Program and Authorizing City Manager to Execute Same (Amount NTE: \$186,047; Account No. 315-5017-0630)  
**This Resolution was adopted on the Consent Calendar.**  
Enactment No: RES 3781-2015
- 7D. [15-023](#)** Adopt City Council Resolution Amending the FY 2014-15 Budget to Appropriate Funds from the Waste Management Community Benefit Fund (Budget Amendment #2015-12; Account No. 220-7999-0799) for a Locally-Manufactured Town Hall Dais and Lectern (Amount Not to Exceed \$23,391.51; Account No. 412-5501-0731)  
**This Resolution was adopted on the Consent Calendar.**  
Enactment No: RES 3783-2015
- 7E. [15-017](#)** Approve Minutes from Special Meeting of January 26, 2015  
**These Minutes were approved on the Consent Calendar.**
- 7F. [15-022](#)** Approve Minutes of January 26, 2015  
**These Minutes were approved on the Consent Calendar.**

### **ITEMS REMOVED FROM CONSENT CALENDAR**

- 7C. [15-027](#)** Adopt City Council Resolution Approving a Subrecipient Agreement with Mendocino Food and Nutrition (Food Bank) to Use Funds from Community Development Block Grant #12-CDBG-8388 for the Fort Bragg Food Bank Program and Authorizing City Manager to Execute Same (Amount NTE: \$20,000; Account No. TBD)  
**A motion was made by Vice Mayor Peters, seconded by Councilmember Deitz, that this Resolution be adopted. The motion carried by the following vote:**
- Aye:** 3 - Vice Mayor Peters, Councilmember Cimolino and Councilmember Deitz
- Absent:** 1 - Councilmember Hammerstrom

**Abstain:** 1 - Mayor Turner

Enactment No: RES 3782-2015

**8. CLOSED SESSION**

**ADJOURNMENT**

**Mayor Turner adjourned the meeting at 9:45 p.m.**

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DAVE TURNER, MAYOR

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June Lemos, Administrative Assistant

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