



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, January 12, 2015

6:00 PM

John Diederich Center,
208 Dana Street

MEETING CALLED TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

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

AGENDA REVIEW

Mayor Turner stated that Item 5A will be heard prior to the Public Hearing items.

1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

1A. 14-434 Appointments to City Council Standing Committees, Ad Hoc Committees, and Interagency Assignments

Mayor Turner reviewed the Committee and Interagency appointments as follows:

COUNCIL COMMITTEES

Community Development Committee - Deitz & Cimolino
Finance & Administration Committee - Turner & Hammerstrom
Public Safety Committee - Deitz & Peters
Public Works & Facilities Committee - Turner & Peters

AGENCY ASSIGNMENTS & STANDING COMMITTEES

Economic Development Financing Corporation - Cimolino
Fort Bragg Fire Protection Authority - Turner & Deitz
Local Agency Formation Commission (LAFCO) - Hammerstrom
Mendocino Council of Governments (MCOG) - Hammerstrom, Deitz (alt.)
Mendocino Solid Waste Management Authority (MSWMA)/AB 939 Local Task Force - Turner
Mendocino Transit Authority - Peters
Caspar Transfer Station Joint Coordinating Committee (JCC) - Hammerstrom & Turner
North Coast Local Agency Coordinating Committee - Hammerstrom

AD HOC COMMITTEES

Inflow & Infiltration Ad Hoc Committee - Turner & Cimolino
Mill Site Ad Hoc Committee - Turner & Deitz
PEG Access Ad Hoc Committee - Cimolino & Hammerstrom
Technology Ad Hoc Committee - Turner & Deitz
Town Hall Dais Ad Hoc Committee - Turner & Hammerstrom

2. STAFF COMMENTS

City Manager Ruffing reported that Standard and Poor's has upgraded the City's credit rating from BBB+ to A-, which benefits the Redevelopment bond refinancing. It also acknowledges the City Council's efforts to keep the City on very solid financial footing. She stated that she had the opportunity to go out onto the Coastal Trail last week with the visitors from Otsuchi, Japan and it is magnificent and stunningly beautiful; much better than she even imagined. Ruffing thanked Community Development Director Jones who has worked tirelessly for years on the permitting, environmental review, and design of the Coastal Trail

Public Works Director Varga stated that technically the trail has not been opened but many people are going out there and using it and as long as they are respectful of the trail and the other property (land, contractor's equipment and materials) the City won't chase them off. He noted that some people have driven onto the trail and trespassed on Georgia-Pacific property which is not okay. The City is going to see if a soft opening can be done to acknowledge the fact that the trail is being used and make it available to the public. Staff hopes to do the soft opening at the end of January but there is some work that needs to be completed first. Varga noted that there is an unusual circumstance with the cable stairs down to Glass Beach as they sustained damage during the storm last month; they need to be blocked off in some way. The City will plan a true grand opening sometime in the spring in order to celebrate and recognize everyone who contributed time and money to this project.

Police Lieutenant Gilchrist provided an update of the Police Department activities noting that they started the New Year with a whimper rather than a bang as there was not much activity that evening. He reported on the newly hired employees and their training status and noted that the Department has completed all the POST required training in the last two years. Gilchrist stated that they have been receiving a number of leads regarding the robbery on North Franklin Street and are actively following up on those leads. He noted that staff is handling the period of transition well and appreciate the support they have been receiving from the City, Chief Willis and Don McQuarrie. He encouraged the Council to give him a call if they have any questions about what is happening at the Department.

3. MATTERS FROM COUNCILMEMBERS

Mayor Turner reported that he spent part of last week with the visitors from Otsuchi, including attending a special meeting last week where they showed the Council a video from their Mayor thanking the community for all we've done. He noted that four students came and stayed with two local families; it is great to be restarting the student exchange. The visitors also got to visit the Coastal Trail and see Otsuchi Point where they called their Mayor and exchanged a wave across the ocean. Turner reported that Police Lieutenant Naulty, Sheriff Lieutenant Stefani and Sheriff Deputy Ricky DelFiorentino (posthumously) will be recognized by the California Robbery Investigators Association in Las Vegas in February.

Vice Mayor Peters echoed what the City Manager and Mayor said about the coastal trail noting that civilization is so far away from the trail out there. He stated that is great to see it come to fruition and noted that he was on the City Council when the plan for the trail began. Peters asked for an update on Town Hall and City Manager Ruffing stated that it will be done for the first meeting in March. Peters reported that he will be out of town for a few days attending the League of California Cities New Mayors and Councilmembers conference along with Councilmember Cimolino.

Councilmember Cimolino stated that he did some research about the earthquake and tsunami in Otsuchi about three months after it happened and he felt it was very special to meet the people from there. He noted that he met one young man who owns a chain of restaurants in Los Angeles who lost his family in Otsuchi. Cimolino stated that it is great to see the exchange program restarted. He concluded by stating that he is excited to go to the conference and thinks he will learn a lot about the finer points of being a Councilmember

Councilmember Deitz stated that he also enjoyed the Otsuchi visit especially the four high school students who gave speeches. He noted that the Foundation raised over \$300,000 and the students said how much it meant to them to know that someone across the ocean was concerned about them. Deitz stated that he recruited some more people to the Technology Ad Hoc Committee - Sage Statham and Rob Bush from MCN, Barry Daoust of Creative Mind Computers, and John Naulty Jr. - and they are talking about downtown wireless service. He stated that the Committee hopes to come to the City Council at some point to justify investing in equipment that will be needed for this project.

Councilmember Hammerstrom stated that he was also moved by the Otsuchi visitors and stated that the community has been touched by the visitors who have come over the years. Part of the visit was to thank the community for their tremendous response in raising money for Otsuchi. He noted that the exchange program is starting up again and there will be additional exchange visits. Hammerstrom stated that the PEG (Public Educational Government) Ad Hoc Committee has been having interesting discussions and should have a report back to the City Council at the next meeting. Everyone needs to think about what they want from the PEG on cable television and other sources.

CONDUCT OF BUSINESS

5A. 14-435 Approval of Nominees to Serve on the Fort Bragg Planning Commission:

1. Mayor Turner's Nomination of Mark Hannon
2. Vice Mayor Peters' Nomination of Stanley Miklose
3. Councilmember Cimolino's Nomination of Teresa Rodriguez

A motion was made by Mayor Turner, seconded by Vice Mayor Peters, that the nomination of Mark Hannon to the Planning Commission be approved. The motion carried by a unanimous vote.

A motion was made by Vice Mayor Peters, seconded by Councilmember Hammerstrom, that the nomination of Stanley Miklose to the Planning Commission be approved. The motion carried by a unanimous vote.

A motion was made by Councilmember Cimolino, seconded by Councilmember Deitz, that the nomination of Teresa Rodriguez to the Planning Commission be approved. The motion carried by a unanimous vote.

4. PUBLIC HEARING

4A. 14-439 Receive Report, Conduct Public Hearing, and Consider Adoption of City Council Resolution Approving Use of Funding from the 2014 Community Development Block Grant for a Public Facility Acquisition and Rehabilitation Project on Behalf of the Mendocino Coast Hospitality Center to be Located at 101 North Franklin Street

Councilmember Cimolino recused himself as he lives within 500' of the project and left the

meeting at 6:30 p.m.

Housing & Economic Development Coordinator Owen reviewed the Agenda Item Summary prepared for this item with the City Council. She clarified that the public hearing is regarding the Community Development Block Grant (CDBG) funding use; there is no Use Permit process required because the proposed use is already allowed in the Central Business District.

Discussion: The following was noted during discussion of this item:

- Police Lieutenant Gilchrist, in response to a question by Mayor Turner stated that there are no more or less calls at the current transitional housing than any other location in town. Transitional housing is not used by people with drug and alcohol issues. The Police Department doesn't foresee this use at this location being a problem; Gilchrist stated that he likes that the location is centrally located.
- Vice Mayor Peters stated that he spent two hours touring the Hospitality House, transitional housing and the Hospitality Center offices last week.

Mayor Turner opened the public hearing at 7:52 p.m.

1. Anna Shaw, Executive Director for Mendocino Coast Hospitality Center (MCHC), read her letter of January 9, 2015 into the record and answered questions from the City Council. Items noted included:
 - a. They will have funds for maintenance of the property as they will no longer be paying rent as they do currently and they will have rental income from Ortner.
 - b. There are no plans to put a soup kitchen or feeding program at this facility; the feeding program will remain at the Hospitality House.
 - c. There are no immediate plans for training and a coffee shop but they hope to do that within a year or so.
 - d. There will be five transitional housing units.
 - e. They estimate 40-50 people per day coming in for services.
 - f. This facility will give staff the ability to deliver vital care programs to the mentally ill.
 - g. The Hospitality Center receives approximately \$90,000 of general assistance from the County each year. \$40,000 of that goes to the shelter, which is the only funding it gets besides community donations.
 - h. Parking should not be an issue for the 15 employees at the Hospitality Center as many do not drive or carpool. Shaw estimated the parking spaces needed at eight. They are not required to have a parking plan but it is in their best interest to get along with the neighbors and share the on-street parking.
 - i. The Old Coast Hotel has an enclosed patio where people can wait, which means they will not be loitering on the street corner.
2. Sue Stever stated that she is an employee of the Hospitality Wellness Center as a Case Manager for homeless programs and Care Manager for specialty mental health. She addressed the issue of who they serve by noting that this is a community of the "haves and the have nots." The people they serve are people from the community - they are not "those" people, they are "us." Stever stated that if people would take the time to look at the Hospitality Center's other properties they would know the building will be treated with nothing but respect.
3. Trudy Morgan stated that her oldest brother was homeless and agreed that there needs to be a place for the homeless in Fort Bragg, but it should not be downtown. She noted current issues with the homeless at Purity and along Franklin Street.
4. Jim Shaw stated that he came to Mendocino County when he was 19 or 20 and worked a number of jobs in the area. He stated that he was here when the Governor decided to close a number of mental health facilities and the patients came to Mendocino County. A lot of the people that wander around and exhibit uncivil behavior are not engaged in the services that will be provided at this location. He then read his letter of support that he previously submitted in writing.
5. Michael Brown, practicing psychiatrist for 14 years, addressed why the community needs the

Hospitality House noting that he worked for County Mental Health for ten years and would often see patients sporadically. There was very little in terms of cross coverage, which is what the Hospitality House provides; they provide a coordinated effort and outreach by people who are there for patients on a day-to-day basis. He stated that he has no problem with that being downtown and the benefit to using the Old Coast Hotel is the degree of coordination that will be provided. That kind of continuity makes the difference.

6. Sheila Dawn Tracy, Occupy Mendocino, stated that she is an advocate for the homeless. She felt that this project was more like a boon for administrative services than for the homeless. Many people on the street won't go to the Hospitality House because they don't get treated with respect. She stated that she heard that 40% of homeless population in Mendocino County is in Fort Bragg so five units is not enough - there needs to be a whole lot more. She referenced a program in Salt Lake City, Utah that solves their homeless problem by putting the homeless in apartments. She noted that Dr. Carine said that he thought the Coast Hotel is an ideal place for these services but there needs to be more.
7. Kristina Harju, Case Worker for MCHC, strongly supported the acquisition of the Old Coast Hotel. She gave her personal story, stating that she lost everything including, most importantly, her 13 year old daughter. Thanks to MCHC programs she has turned her life around and her daughter is currently House Manager at Hospitality House. This organization helps people from all walks of life get off the streets and become productive members of the community. The new property will help MCHC staff by providing more work space, more privacy, and meeting rooms that will allow them to help more clients in a centralized location. Also clients can wait in a private enclosed courtyard.
8. Evan Dick, stated that he cares very much about all human beings and his heart goes out to anyone in physical or psychological need. However, the situation at hand is almost a planning issue. He stated that he personally thinks all these entities should be grouped together but he has a problem with it being in the business district and possibly conflicting with tourism and residents. He stated that he was apprehensive when the City put a homeless tent in his neighborhood and crime went up. He noted that business owners are struggling and stated that the Council needs to think about the businesses, community members, and the people in need. He appealed to them to think this over before making a decision as it is hard to undo choices like this.
9. Crystal Clements stated that she thinks it is outrageous to put this in the downtown area. She agreed there is a need for these services but downtown on Franklin Street is the wrong place to put them.
10. Ann Rennacker stated that she believes the Coast Hotel is a good fit for them and noted that it has been sitting empty for many years. No one is going to buy it. Homeless people need a place they can get a shower, clothing, training, mental health assessment, and addiction counseling. There were a lot of people who got illegally foreclosed on in 2008 and pushed out of homes and they haven't recovered. She noted that the Hospitality House keeps people in line and requires them to be clean and sober and makes sure they take their medications but don't overuse them. The people who are a big problem are not the ones using the services.
11. Paul Davis, MCHC Operations Manager, noted that when these subjects come up people get fuzzy about the difference between a shelter and transitional housing. The program he is the most proud of is the transitional housing. It is not an emergency shelter program. It is for people who have a disability but have income and can pay rent, people ready for the next step to get back on their feet and get in their own place, or low income people who find themselves on waiting lists for income sources that haven't come through yet. This allows them time to get organized and time to get into an apartment, and in the meantime they live in the MCHC transitional housing units like it is their own home but they are monitored daily and provided with life skills training. He reported on the number of people who have utilized the Harrison Street transitional housing and noted that they have an 83% success rate. These are the types

of people who will be living at the Coast Hotel.

12. Douglas Chouteau stated that he is totally against the item on the agenda. He stated that he isn't against the Hospitality Center, homeless helping themselves, or helping those with mental issues. But he doesn't believe this is the right location and questioned whether it was necessary to take a truly historic building and make it unavailable for future businesses. He felt that the building should be kept as a tourist attraction as a historic building and suggested looking at alternative places to have the Hospitality Center services. He concluded by stating he would like to see this building put on the market and sold as a restaurant/bar and hotel.
13. Dan Fowler, Pastor of the First Presbyterian Church and MCHC Board Member for seven months, noted that the last time he was in the Old Coast Hotel was in January 2003 and that is the last time he remembers it being open. It has been for sale for all these years so to suggest it has to be sold to someone who can make a profit is absurd. He stated that the Fort Bragg community has a priority to take care of their own and stated that people shouldn't have the misunderstanding that these people come from out of town as many of them are locals. He supported the proposal.
14. Terry Gentry Mosher stated that she is a mental health patient and that the Access Center needs the Old Coast Hotel. Walking down the alley to the current facility is degrading. She noted that the area around the Old Coast Hotel include Down Home Foods, Mendo Litho, Figuerido's, and La Bamba; it is not in the big tourist area. She stated that she lives right across the street from the Old Coast Hotel and never sees any tourists. It would be nice to have a place for patients to sit when they are having a hard time and be with professionals and others like themselves and be treated with dignity and respect. A place where the patients can contribute and help. Mosher stated that she completely understands the problems with the "icky" people in front of Purity and stated that many of them are "travelers". The local authorities are working on getting a handle on those people.
15. Judy Valadao stated that she wished that people would have known about this sooner so they would have had time to ask questions. She stated that she has been through the Hospitality House and transitional housing and they keep their property beautiful both inside and out. She felt that the question people should be asking is how much more can Fort Bragg take. Since the place shut down in Ukiah there has been an influx of transients coming to Fort Bragg for services. Not only has she seen it but she read an article by Anna Shaw about it. Valadao stated that she learned that to be considered a local here for services a person only has to be here for two weeks. She stated that if people had been aware of this item they could have gone to the County Board of Supervisors and asked to have more centrally located homeless services. Valadao noted that there is a rumor that Carine had received a loan or grant from the City to fix the building when they first got it and that the loan is not completely paid off. Is that true and will the City be paid back as part of this deal?
16. Christina Affinito praised the work the Hospitality Center has done and noted that the old Social Services building is available and wasn't looked at by MCHC.
17. Tammy Davis thanked a number of people who took the time to take some kind of action to end homelessness in the community. She read from an article that stated there are 3800 foreclosures every day in the United States. She noted that being poor is now illegal as people can end up in jail for loitering, sleeping in public, or littering. She felt it was strange that the wealthiest country in the world treats stray animals better than homeless people. She noted that Ginny Siewart in her book "People Like Us" writes that any of us can find ourselves homeless and that 21 of every 50 children experience being homeless each year. People are not in the spirit of helping other people who are in need and everyone needs to get back to a sense of community by reconnecting and caring about the well being of their neighbors. Everyone needs a sense of belonging.
18. Elaine Ball stated that somebody kind of angered her and chipped her character. She stated that she is a Christian who does the right thing. She noted that she likes the integrity of the Old

Coast Hotel and doesn't doubt for a minute that MCHC will do a good job. She stated that she understands what people are saying about the strip mall where mental health services are now but one of the reasons clients use the alley is because of their behavior. Those things need to be spoken about. Ball stated that she would help those in need but there are too many to help. She then relayed a story about an incident on the train tracks where a homeless person was injured but when he was taken to the hospital he was kicked out because he was disruptive.

19. Frank Casian stated that he grew up in a household full of addiction and dysfunctional attitudes so he isn't sure where everyone gets the idea these people can be helped. From someone he spoke to several years ago he learned that out of 10 years of working with clients if you touch one person you've done a lifetime worth of work. He asked what the ratio of qualified medical personnel will be for these clients? He noted that there is an industrial building at North Harbor Drive and Franklin Street that is set up for helping people and is located near the Police Department, Social Services, and the Hospital. The Coast Hotel is over 100 years old and shouldn't be treated as a waystation for homeless and addicted people.
20. Richard Lewis Miller, doctor of clinical psychology, noted that there are over two million homeless children in the United States. This is because a group at the very top are sucking out so much money that the amount left for everyone else is shrinking and the people at the bottom of the pie have to suffer. He stated that he is proud to be in a community where this is happening here. He stated that he didn't believe that God differentiates between who has more or less money. He relayed a story about a woman he met at a homeless meeting who worked, along with her daughter, at an RV center until new owners came in and fired them. If it wasn't for the First Presbyterian Church she would have been out in the street. The people who will be helped by this facility are not the ones who live under the bridge or walk down the street intimidating people; the people who live in the transitional units are not those people. There is no evidence they commit more crimes than anyone else. Doing things for people in transition saves the community money as they require less police, fire, and hospital services. Miller stated he is proud that people come to Mendocino County because they feel safe here.

Mayor Turner recessed the meeting at 8:14 p.m.; the meeting was reconvened at 8:26 p.m.

21. Paula Pearlstein stated that the Hospitality Center and Hospitality House are invaluable to this community and agreed that they need more space. The issue is the location. She stated that she is totally in support of them and would join a committee to help scout out other locations but this is already a congested intersection that doesn't have enough parking. She disagrees with the location and suggested finding somewhere else.
22. Carrie Hutchins stated that she has been vacationing here for a while and moved here two years ago. She has been in real estate since 1997 and spent a significant amount of time marketing commercial real estate and is currently marketing two motels on the coast that are getting a lot of interest. The reason the Coast Hotel has been vacant for so long is because of its high price. From the tourism aspect she stated that when she started coming here the community was on a precipice that would either result in growth or demise. People want to continue to expand and the Coast Hotel would be an amazing space for that. She agreed that the Hospitality Center is doing great work and needs more space. There is probably a facility out there that would fit their needs and she'd be happy to help locate one.
23. Eric Dwyer stated that he is concerned with the age of the building and the cost of future maintenance. Also Affinito's property was not fully investigated. Suggested tabling this for a week or two while that is looked into.
24. Meg Courtney, former Councilmember, stated that when she first heard about this project she was definitely against it because of the location. But the more she looked at it and thought about it she is really against it because of the bar; it is a beautiful bar and she would hate to see it gone. She noted a place called the Delancy House Project in San Francisco that is similar to this facility and felt that the bar would be a perfect place for a coffee shop. That might put a different spin on this for everyone. She stated she also has issues about whether

the building would sell as a motel/restaurant if properly priced.

25. Eryca Peskin stated that she is new to the area so she has a unique perspective on tourism and the homeless. She stated that she is a social worker and non-profit founder and understands the mixed blessing a donation like this can be. She noted that there is no option to negotiate the terms of the transaction; it is privately owned property and it is not up to the community members to determine how much the owner charges or whether he would make it available for sale for another purpose. The idea that people who have nothing could be treated with dignity and respect in a special place means a lot. She stated that she is glad to live in a community with such large community engagement. The main thing she wanted to say is that it sounds like MCHC did due diligence and looked at a number of properties. The need is not going away because other agencies have had a reduction in services and funding. The question is what kind of community is this; do we live in a community that wants to serve the people who need help? She noted that she interned at the Social Services building years ago and it is a shell and needs a lot of work that MCHC can't afford to do. She encouraged the Council to help MCHC help the people they are serving.
26. Stanley Miklose, merchant on Franklin Street close to the Hotel, stated that he is opposed to this project not out of his own interest but for the sake of the Central Business District. The Hotel is the cornerstone of the Central Business District and he hates to give up on it now. Miklose stated that he worked in the 1990s on development of the Downtown Redevelopment Project and everyone is waiting for the area's prosperity to return. He encouraged the Council not to give up on the Hotel now; to turn it into another County agency is sad. He noted that there is first growth redwood in the building and everything should be done to save this centerpiece of Fort Bragg.
27. Jerry Thomas, MCHC Chief Financial Officer, stated that they can't pay rent long-term; they need to own the property because rent is a fixed expense but if they own the property it is a manageable expense. The reference to other properties being available isn't true; he stated he wore out shoes and realtors looking for properties and nothing else is available in this community that they can afford that meets the criteria established for them. He stated that they worked as hard as can be imagined, turning over every rock they could to find, looking for something before this fell into their laps. MCHC couldn't afford this property without the generosity of the owners and cannot afford to rent Affinitio's property. This is a once in a lifetime opportunity.
28. Jim Hurst stated that he has been in business in the Fort Bragg community for about 37 years and has spent 20 years in government and politics. He stated that for the last 10-12 years he's been driving past the Coast Hotel twice a day and wondering what could be done with that building. It is a marvelous facility and he has fond memories of dinners there. Hurst said that he was stunned when he saw the headlines in the local paper and thinks it is a perfect thing to do. He applauds the Council for having the bravery to go forward with this and take it on. He stated that he lost his brother who was homeless to suicide recently so he has an understanding of what people see every day in our community. Think it is a bold, innovative, creative step and he hopes very much that the Council approves it tonight as he believes it will have a positive impact on the community. There is no perfect place for these services but this is a very good place.
29. Tracy House stated that she tried to stay at the Hospitality House many years ago but couldn't because she didn't sign up in time, then again because she had a dog, then a third time because of mental illness. She wasn't helped at all because she didn't fit into their cubbyhole. She stated that people are falling through the cracks because they don't fall into the Hospitality House guidelines. Many people out there that don't have any resources here in town because they do drugs or alcohol or they have an attitude. They are turned down at Hospitality House if they won't join the program. She questioned whether the five transitional units will each have kitchens or whether they would divide the huge commercial kitchen. She suggested that what

is needed are dorms rather than transitional housing

30. Kris Chamberlain stated that he applauds everyone at the Hospitality House and all the work they do but as a business owner (at 319 N. Franklin Street) he is concerned about how this will impact the Central Business District. He noted that it is a struggle to keep their doors open now and that they have to deal with people hanging out on the benches. People are concerned with safety of this area. Chamberlain stated that he doesn't know that this downtown location is the best location and asked the Council to take local businesses and the safety of their employees into consideration when they make their decision.

Mayor Turner closed the public hearing at 8:52 p.m.

Discussion: The following was noted during continued discussion of this item:

- In response to a question by Vice Mayor Peters, Ruffing stated that the City applied for a CDBG grant back in 1998 on behalf of the Santos (prior owners of the Old Coast Hotel). The Santos received a \$380,000 loan from the City. By 1994 the City was having a hard time collecting the loan repayments. Since the City had the first position on the property title they ended up foreclosing on the property. The City then sold the property to the current owner for \$450,000 in 1995 and fully recovered the loan amount.
- Peters stated that he spoke to business owners on Franklin Street following his tour and meeting with the Hospitality House staff and just about all of them were opposed to having this facility in this historic downtown building. They felt it was not good for the image of the Central Business District and conflicts with the beautification project on Franklin Street that was done to attract business. He stated that he wasn't sure people who are involved with the downtown businesses were notified of this item.
- The CDBG grant requires that transitional housing be included in the services provided.
- It would take a lot of work to add transitional housing units to the old Social Services building owned by Affinito.
- The transitional housing program helps people to move into private housing.
- At one time there were 33 units of transitional housing in Fort Bragg; there are currently only 15 units.
- The Old Coast Hotel has been on the market for some time and there has been no interest in purchasing it for a hotel, restaurant and bar. This use will bring life back to the building.
- Using the CDBG grant to purchase the hotel is an opportunity to leverage additional money.
- Councilmember Deitz stated that he has worked with the owner previously and believes he will keep the building empty rather than sell it to a private party for \$900,000.
- If someone walked in with private funding to purchase the building the Council would have no say on the project at all.
- If the building was used as a hotel, restaurant and bar parking would be more of a concern than it will be for this use.

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

Aye: 3 - Councilmember Deitz, Councilmember Hammerstrom and Mayor Turner

No: 1 - Vice Mayor Peters

Abstain: 1 - Councilmember Cimolino

Enactment No: RES 3768-2015

Mayor Turner recessed the meeting at 9:21 p.m.; the meeting was reconvened at 9:30 p.m., with Councilmember Cimolino returning to the meeting.

4B. 14-437 Receive Report, Conduct Public Hearing, and Consider Adoption of City Council Resolution Approving the Addition of Supplemental Activities to 2012 Community Development Block Grant #12-CDBG-8388

The Agenda Item Summary prepared for this item with the City Council by Housing & Economic Development Coordinator Owen. Owen reported that she received a call from CDBG on Friday stating that the Senior Center project is allowed so she requested that the Council strike the fourth Whereas in the resolution and adopt it as amended.

Mayor Turner opened the public hearing at 9:36 p.m.; seeing no one wishing to speak he immediately closed the public hearing.

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

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

Enactment No: RES 3769-2015

4C. 14-442 Receive Report, Conduct Public Hearing and Consider Adoption of:

- 1) City Council Resolution Certifying the Subsequent Environmental Impact Report, Adopting California Environmental Quality Act Findings; and Adopting Mitigation Monitoring and Reporting Program for Phase II of Fort Bragg Coastal Restoration and Trail Project
- 2) City Council Resolution Approving Coastal Development Permit Amendment (CDP 10-10/14/14), Design Review Amendment (DR 11-10/14/14), and Use Permit (USP 11-14) for Phase II of the Fort Bragg Coastal Restoration and Trail Project

Community Development Director Jones reviewed the Agenda Item Summary prepared for this item with the City Council.

Mayor Turner opened the public hearing at 9:52 p.m.

1. Sue Boecker asked about mitigation for the mill pond; is it still the case that the trail will not go by the pond until all the dioxin is removed? Jones noted that there is a mitigation measure addressing that; the City won't take ownership of the property until it is remediated to the level of passive recreational use to the satisfaction of the Department of Toxic Substance Control (DTSC).
2. Ann Rennacker stated that the Coastal Trail is wonderful but she is concerned about it going near the berm of the mill pond because it is so toxic but you are saying it will be fenced off until remediated. She expressed concern about people using a foot path over the beach berm, risky ladders that broke down during the last storm, seismic and storm surge dangers. She stated that she hopes there will be fencing to protect people as it is dangerous out there.

Mayor Turner closed the public hearing at 9:56 p.m.

Discussion: The following was noted during continued discussion of this item:

- The City will be sure there is proper signage and fencing installed but people who are risk takers can't always be stopped; the City can't protect them from themselves.
- Vice Mayor Peters noted that the ladder mentioned by Rennacker is near Glass Beach, not the central portion of the trail being discussed. Jones noted that there will also be a ladder in this

area.

A motion was made by Councilmember Deitz, seconded by Vice Mayor Peters, that Resolution 3770-2015 certifying the Subsequent Environmental Impact Report, adopting California Environmental Quality Act Findings, and Adopting Mitigation Monitoring and Reporting Program for Phase II of Fort Bragg Coastal Restoration and Trail Project be adopted. The motion carried by the following vote:

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

A motion was made by Vice Mayor Peters, seconded by Councilmember Hammerstrom, that Resolution 3771-2015 Approving Coastal Development Permit Amendment (CDP 10-10/14/14), Design Review Amendment (DR 11-10/14/14), and Use Permit (USP 11-14) for Phase II of the Fort Bragg Coastal Restoration and Trail Project be adopted. The motion carried by the following vote:

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

5. CONDUCT OF BUSINESS

A motion was made by Councilmember Hammerstrom, seconded by Councilmember Deitz, that this the meeting continue past 10:00 p.m. The motion carried by a unanimous vote.

5B. 14-443 Receive Report and Provide Direction to Staff Regarding Harbor Lite Lodge Public Access Easement

The Agenda Item Summary prepared for this item was reviewed with the City Council by Community Development Director Jones.

Discussion: The following was noted during discussion of this item:

- In response to a question by Mayor Turner, Jones stated that there may be money left over from the Coastal Trail project that can be used on access from the Coastal Trail to the Harbor.
- Staff believes that the project can be done as a maintenance activity using a crew from Parlin Fork.
- Jones stated, in response to a question by Vice Mayor Peters, that staff is looking for direction involving this particular easement only; the other easements were listed in the report for reference purposes only.

Public comment on this agenda item was received from: Jim Hurst from the Harbor Lite Lodge and Dusty Dillion from the Noyo Harbor Commission. Items of note included:

1. Hurst stated that his commitment of up to \$10,000 needs to be matched by the City.
2. Dillion noted that a number of residents on North Harbor Drive have offered easements for a cantilevered pedestrian path and Mendo Mill, Rossi's and Matson have all volunteered materials to make that project happen.

Discussion: The following was noted during continued discussion of this item:

- A bicycle trail would be nice down to the harbor as well.
- The trail could potentially increase the City's exposure to liability claims if it is a dangerous condition but the intent is the make improvements so that it isn't dangerous.
- City Manager Ruffing noted that staff will bring back action to accept the easement on a future Consent Calendar.

The City Council concurred with the recommended action in the Agenda Item Summary, namely:

1. **Direct staff to move forward with transfer of the easement from Coastal Land**

Trust to the City of Fort Bragg.

2. Refer discussion of maintenance and improvement of the easement to the Public Works & Facilities Committee.
3. Address long-term management of the easement in the "Noyo Harbor Pedestrian & Bicycle Access Plan" process which is funded in the Mendocino Council of Governments Overall Work Program for 2014-15.

5C. 14-449 Receive Report and Provide Direction to Staff Regarding Wastewater Treatment Plant Upgrade Project

Public Works Director Varga stated that in lieu of the full report he would request authorization to proceed with the Request for Proposals (RFP) and bring the rest of the information back to Council at a future meeting.

Discussion: The following was noted during discussion of this item:

- Mayor Turner stated that he believes the City should move forward with excavation to allow for gravity feed for the activated sludge unit even though it will have a 15 year pay off. Varga explained that the RFP is set up to provide three specific ways to address that issue. Given that the report is 18 month old some of the information may be outdated so proposers have been asked to look at the entire pre-design report. Flexibility has been built into the RFP.
- The City's Climate Action Plan shows the Wastewater Treatment Plant (WWTP) as the biggest producer of greenhouse gas. There was discussion at a previous meeting about on-site electricity generation; that issue needs to be delved into further.

Public comment on this agenda item was received from: Eric Dwyer.

Council consensus was to direct Director of Public Works Varga to move forward with releasing the Request for Proposals.

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

1. Sue Boecker encouraged everyone to look at the City website (city.fortbragg.com) and view the Hare Creek Shopping Center information, particularly the rendering that goes with the wooden poles along Highway 1 and Highway 20. See if that is how you want the gateway to the Mendocino Coast to look. She noted that there will be a Planning Commission public hearing on January 28th in this building at the John Deiderich Center, 208 Dana Street. Boecker stated that people come here because of the unique beauty of this place and the back end of a shopping center isn't unique in any way and doesn't seem very enticing. She stated that she came here from southern California where she watched city by city turn from new and shiny to blighted. She didn't believe that the City needs another shopping center especially when there are so many empty commercial spaces downtown.
2. Ann Rennacker also strongly objected to placement of the mall at Hare Creek as she believes this land should be reserved for classrooms at the College of the Redwoods, which is being reopened by the Mendocino College. College of the Redwoods leased classrooms to the Three Rivers School so now there are not enough classrooms for Mendocino College to have classes. Travesty to put mall there instead. Just this week Governor Brown announced that he wants to have community colleges be free and invest in young people. Young people in Fort Bragg don't have much opportunity to take classes. She urged the Council to leave the land open for classes to expand. She noted that she went to The Boatyard and there are four vacant stores; there are seven on Franklin and four on Main Street. It doesn't make sense to not try to get those stores occupied but instead build a new mall. She cited noise and air pollution, loss of view, increased trash, the impact on wildlife and water.
3. Elaine Ball speaking for the community of Fort Bragg stated that she takes offense that the Council said they got so many letters from their pet project, Hospitality House, but they (MCHC)

knew about this a month ago. The community at large didn't see it until the paper came out. She stated that she would love for the Council to consider the former Rec Center basketball court for the meetings until Town Hall is done because this room is too crowded.

7. CONSENT CALENDAR

Approval of the Consent Calendar

A motion was made by Vice Mayor Peters, seconded by Councilmember Deitz, to approve the Consent Calendar. The motion carried by the following vote:

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

7A. 14-410 Approve Request for Proposals (RFP) for City Surrounded By A Trail Feasibility Study and Conceptual Design

This Scope of Work was approved on the Consent Calendar.

7B. 14-440 Adopt City Council Resolution Appointing Representatives to Represent and Vote on Behalf of the City at the League of California Cities, Redwood Empire Division Business Meeting and Legislative Committee Meetings

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 3772-2015

7C. 14-436 Approve Minutes of December 8, 2014

The Minutes were approved on the Consent Calendar.

8. CLOSED SESSION

ADJOURNMENT

Mayor Turner adjourned the meeting at 10:45 p.m.

DAVE TURNER, MAYOR

Cynthia M. VanWormer, MMC, City Clerk

IMAGED (_____)