



# 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, July 14, 2025

6:00 PM

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

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### 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

City Attorney Baron Bettenhausen reported Councilmembers considered two items under closed session; unanimous vote to initiate legal action may be discussed once case is commenced; 4-1 vote to approve motion to continue the legal action stay.

### AGENDA REVIEW

Mayor Godeke reported Staff Comments would be heard before Public Comment this evening.

### 1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

**1A. [25-274](#)** Presentation of Mayor's Letter for Retirement of Merle Larson and Commending 21 Years of Service with the City of Fort Bragg

Mayor Godeke reported Merle Larson will be honor at next meeting.

**1B. [25-275](#)** Presentation of Proclamation Honoring Nearly 50 years of Ownership and Operation of Coast Cinemas

Councilmember Peters read and presented Proclamation Honoring Nearly 50 years of Ownership and Operation of Coast Cinemas to Laurie Moore and Tom Lazzarini.

**1C. [25-276](#)** Presentation of Proclamation Honoring the 40th Anniversary of Fort Bragg Feed and Pet

Mayor Godeke read and presented Proclamation Honoring the 40th Anniversary to Fort Bragg Feed and Pet. A special tribute in memory of owner Connie Van Buren, which is carried on by her family Eric, Brandon, Brayton, Gale, and Katie.

### 3. STAFF COMMENTS

Police Chief Neil Cervenka shared upcoming meeting for Prop 47 Grant and updates regarding Social Services Liaison, Project Right Now and new Substance Abuse Coordinator assigned to schools. Assistant Director and Project Manager Chantell O'Neal of Bainbridge Park Enhancement Project reported update and history of Project. Chantell O'Neal also shared upcoming 2025 Streets Project with timeline of commencement of work.

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

- (1) Christopher Crisper, Tamara Baxman, Louise Mariana, Quinn Ellis, Gail Launder, Sakina Bush, Evan Dick, Joe, Joe Billings, Earl Landes, Megan Caron, Jenny Shattuck, Jacob Patterson, Andrew Wells, Julie Jiang, Richard Garcia, Marcie Snider, Juan Estrada, Jay Rosenquist, and Bob Cimmiyotti.  
(2) Jacob Patterson.

## **4. MATTERS FROM COUNCILMEMBERS**

Councilmembers shared Brown Act limitations to responding to public comment and also spoke on prior procedures to allot 30 minutes to non-agenda public comments with ability to allot further 30 minutes to commence after Conduct of Business. Councilmembers further discussed upcoming events and meetings attended.

## **5. CONSENT CALENDAR**

Councilmember Albin-Smith requested Item 5A be removed from the Consent Calendar.

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

**A motion was made by Councilmember Albin-Smith, seconded by Vice Mayor Rafanan, to approve the Consent Calendar with the exception of Item 5A. The motion was carried by the following vote:**

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

- 5B. [25-254](#)** Resolution of the Fort Bragg City Council Confirming the Pay Rates/Ranges for All City of Fort Bragg Established Classifications, Effective July 13, 2025

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

Enactment No: RES 4952-2025

- 5C. [25-261](#)** Resolution of the Fort Bragg City Council Establishing a Compensation Plan and Terms And Conditions of Employment for Exempt At-Will Executive Classifications

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

Enactment No: RES 4953-2025

- 5D.** [25-277](#) Resolution of the Fort Bragg City Council Establishing a Compensation Plan and Terms and Conditions of Employment for Broadband and Digital Infrastructure Employee Classifications Effective July 1, 2025
- This Resolution was adopted on the Consent Calendar.**
- Enactment No: RES 4954-2025
- 5E.** [25-295](#) Resolution of the Fort Bragg City Council Establishing a Compensation Plan, Approving New Positions and Terms and Conditions of Employment for Non-Bargaining and Confidential, Non-Exempt Employees
- This Resolution was adopted on the Consent Calendar.**
- Enactment No: RES 4955-2025
- 5F.** [25-264](#) Resolution of the Fort Bragg City Council Approving Sixth Amendment to Contract with Marie Jones Consulting for Professional Planning Services and Authorizing City Manager to Execute Contract (Total Contract Amount Not to Exceed \$315,000)
- This Resolution was adopted as amended on the Consent Calendar to incorporate Exhibit A.**
- Enactment No: RES 4956-2025
- 5G.** [25-294](#) Accept Certificate of Completion for City Hall Flooring Update Project and Direct City Clerk to File Notice of Completion
- This Certificate of Completion was accepted on the Consent Calendar.**
- 5H.** [25-278](#) Adopt, by Title Only, and Waive Further Reading of Ordinance 1011-2025 Amending Division 17 of the Fort Bragg Municipal Code Local Coastal Program Amendment 4-25 (CLU DC 4-25) to Amend Chapter 17.42.200 "Urban Unit Development," and Chapter 17.84.045 "Urban Lot Split," to Incorporate Comments From HCD Into Regulations and Standards for Urban Lot Splits and Urban Unit Residential Development Projects in Low Density Residential Zoning Districts Pursuant to Senate Bill 9
- This Ordinance was adopted on the Consent Calendar.**
- Enactment No: ORD 1011-2025
- 5I.** [25-279](#) Adopt, by Title Only, and Waive Further Reading of Ordinance 1012-2025 Amending Division 18 of the Fort Bragg Municipal Code Land use and Development Code Amendment 4-25 (ILUDC 4-25) to Amend Chapter 18.42.200 "Urban Unit Development," and Chapter 18.84.045 "Urban Lot Split," to Incorporate Comments From HCD Into Regulations and Standards for Urban Lot Splits and Urban Unit Residential Development Projects in Low Density Residential Zoning Districts Pursuant To Senate Bill 9

**This Ordinance was adopted on the Consent Calendar.**

Enactment No: ORD 1012-2025

**5J. [25-280](#)**

Adopt, by Title Only, and Waive Further Reading of Ordinance 1013-2025 Amending Various Sections of Division 18 (ILUDC) of the Fort Bragg Municipal Code (ZON 4-25) to Implement Changes in State Law for New and Revised Regulations Related to Emergency Shelters, Group Homes, Low Barrier Navigation Centers, Supportive Housing, and the Granting of Density Bonus to Non-Vacant Sites

**This Ordinance was adopted on the Consent Calendar.**

Enactment No: ORD 1013-2025

**5K. [25-281](#)**

Adopt, by Title Only, and Waive Further Reading of Ordinance 1014-2025 Amending Various Sections of Division 17 (CLUDC) of the Fort Bragg Municipal Code (ZON 5-25) to Implement Changes in State Law for New and Revised Regulations Related to Emergency Shelters, Group Homes, Low Barrier Navigation Centers, Supportive Housing, and the Granting of Density Bonus to Non-Vacant Sites

**This Ordinance was adopted on the Consent Calendar.**

Enactment No: ORD 1014-2025

**5L. [25-282](#)**

Adopt, by Title Only, and Waive Further Reading of Ordinance 1015-2025 of the Fort Bragg City Council Adopting Coastal Plan Amendment (LCP 1-24), Certified By The Coastal Commission, To (a) Amend Map LU-4 of The Coastal General Plan to Add a Third Plan Area; and (b) Amend Table 2-10 of the CLUDC to Allow a Science Center with a Use Permit in the Public Facilities Zoning District; and (c) Add a Definition of Science Center to the CLUDC; and (d) Amend the General Plan Land Use Map and the Zoning Map To: I) Rezone the Noyo Center Parcel to Public Facilities Zoning District, and II) Rezone the Coastal Trail Parcels to Parks & Recreation Zoning District and III) Rezone the Sherwood Valley Band Of Pomo (SVBP) Parcels as Medium Density Residential Zoning

**This Ordinance was adopted on the Consent Calendar.**

Enactment No: ORD 1015-2025

**5M. [25-299](#)**

Resolution of the City Council of the City of Fort Bragg Approving Budget Amendment FY 2025/26-01 to Allocate \$58,000 From the Projected FY 2024-25 General Fund Surplus (Unassigned Reserves) to Support Food Bank Services for Fort Bragg Residents

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

Enactment No: RES 4957-2025

**ITEMS REMOVED FROM CONSENT CALENDAR**

- 5A. [25-297](#) Approve Response to Mendocino County Grand Jury Report of April 17, 2025 Entitled "Homelessness, A County-Wide Issue"

Councilmember Albin-Smith asked clarifying questions and Mayor Godeke provided information and timeline regarding the Grand Jury Report.

This Report was accepted

**6. DISCLOSURE OF EX PARTE COMMUNICATIONS ON AGENDA ITEMS****7. PUBLIC HEARING**

- 7A. [25-181](#) Receive a Report, Hold a Public Hearing for Disclosure of Accomplishments and Closeout of Activities Funded by Community Development Block Grant (CDBG) 20-CDBG-12092, Accept Certificate of Completion for 2021 Water Meter Replacement Project (WTR-00020), and Direct City Clerk to File Notice of Completion

Mayor Godeke introduced the item for public hearing.

Lacy Sallas presented the staff report.

**Mayor Godeke opened the public hearing at 7:38 PM**

Public Comment: Jay Rosenquist.

Discussion: Councilmembers discussed scope of Water Meter Project.

**Mayor Godeke closed the Public Hearing at 7:40 PM**

**The Report and Certificate of Completion was accepted.**

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

**Councilmember Hockett recused himself due to financial interest conflict; Mayor Godeke recessed the meeting at 7:43 PM; the meeting was reconvened at 8:00 PM.**

- 7B. [25-273](#) Receive a Report, Hold a Public Hearing, Receive Planning Commission's Recommendation, and Consider Adopting a Resolution Recommending that the City Council Approve Coastal Development Permit Amendment (8-24/A), Use Permit Amendment (UP 9-24/A), Design Review Amendment (DR 11-24/A), for an 83-Unit Multifamily Project with 1,000 SF of Retail Space and 2,450 SF of Visitor Serving Accommodations at 1151 South Main Street (APN 018-440-58) CEQA Exempt per Section 15332 - Class 32 Infill Development Projects and 15195 Infill Housing Development

Mayor Godeke introduced the Item.

Consultant Marie Jones presented Report.

Councilmembers asked clarifying questions.

**Mayor Godeke opened the Public Hearing at 8:29 PM**

Public Comment: Unknown person, Truth, Love and Kindness, Guy Barnett, Colin Morrow, Annemarie Weibel, Teresa Skarr, Paul Clark, Jacob Patterson, Hamid Zarabi, unknown person, Tom Viak, Jay Rosenquist, and Judy Mazarad.

Discussion: Councilmembers asked further questions. Applicant and Engineers were available to answer questions and concerns regarding Project.

**Mayor Godeke closed the Public Hearing at 9:17 PM**

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

**No:** 1 - Councilmember Albin-Smith

**Recuse:** 1 - Councilmember Hockett

Enactment No: RES 4958-2025

**Councilmember Hockett returned at 9:44 PM. Mayor Godeke asked for a motion to continue the meeting beyond 10:00 PM.**

**A motion was made by Councilmember Albin-Smith, seconded by Councilmember Peters, that the meeting continue beyond 10:00 PM. The motion carried by the following vote:**

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

**7C. [25-250](#)**

Receive a Report, Hold a Public Hearing, Receive Planning Commission's Recommendation and Introduce, By Title Only, and Waive Further Reading of Ordinances:

1) Ordinance 1016-2025 Amending Division 17 of the Fort Bragg Municipal Code (CLUDC 5-25) to Amend Chapter 17.71.050 - Design Review to Make Design Review for Multifamily Projects a Ministerial Process Subject to Objective Requirements per the Housing Accountability Act; Statutory Exemption 15265

2) Ordinance 1017-2025 Amending Division 18 of the Fort Bragg Municipal Code (ILUDC 5-25) to Amend Chapter 18.71.050 - Design Review to Make Design Review for Multifamily Projects a Ministerial Process Subject to Objective Requirements per the Housing Accountability Act; Categorical Exemption 15061(b)(3)

And Consider Adoption of Resolution of the Fort Bragg City Council to Adopt Objective Standards for Multifamily Development in the Citywide Design Guidelines; Categorical Exemption 15061(b)(3)

Mayor Godeke introduced Item.  
Consultant Marie Jones presented report.  
Councilmembers asked clarifying questions.

**Mayor Godeke opened the public hearing at 9:54 PM**

Public Comment: Jay Rosenquist and Jacob Patterson.

**Mayor Godeke closed the public hearing at 9:56 PM**

**A motion was made by Councilmember Peters, seconded by Vice Mayor Rafanan, that the amended Resolution 4959-2025 be adopted. The motion carried by the following vote:**

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

**A motion was made by Councilmember Peters, seconded by Vice Mayor Rafanan, that the 1016-2025 Ordinance be introduced. The motion carried by the following vote:**

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

**A motion was made by Councilmember Peters, seconded by Vice Mayor Rafanan, that the Ordinance 1017-2025 be introduced. The motion carried by the following vote:**

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

## **8. CONDUCT OF BUSINESS**

- 8A.** [25-296](#) Receive Report and Consider Resolution of the City Council of the City of Fort Bragg Approving Budget Amendment 2025/26-02 to Increase the FY 2025-26 Allocation to the Humane Society From \$30,000 to \$60,000 to Maintain Animal Care and Shelter Services for the City of Fort Bragg and Provide Direction on the One-Time Funding Increase of \$40,000

City Manager Isaac Whippy presented report. Councilmembers asked clarifying questions.

Public Comment: Dave Skarr and Jacob Patterson.

Discussion: Police Chief Neil Cervenka answered clarifying question regarding asset forfeiture funds.

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

Enactment No: RES 4960-2025

- 8B.** [25-289](#) Receive Report and Consider Authorizing the City Manager to Approve the Increase in Cost for Tribal Monitoring for the Raw Water Line Replacement Project, Project WTR-00016, Amount Not To Exceed \$60,539

Public Works Director John Smith presented staff report.

Public Comment: None.

**A motion was made by Councilmember Peters, seconded by Councilmember Hockett, to authorize the City Manager to approve the increase in cost not to exceed \$60,539 for Tribal Monitoring for the Raw Water Line Replacement Project. The motion carried by the following vote:**

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

- 8C.** [25-267](#) Receive Report and Consider Adoption of City Council Resolution Approving Budget Amendment and Acceptance of a Grant from the Cannabis Tax Fund Grant Program for the Purchase of an All-Electric Utility Task Vehicle and Special Detail Personnel Costs

Police Chief Neil Cervenka presented staff report. Councilmembers asked clarifying questions.

Public Comment: None.

**A motion was made by Councilmember Albin-Smith, seconded by Councilmember Peters, that the 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 4961-2025

- 8D.** [25-288](#) Receive Report and Consider Adoption of City Council Resolution Authorizing the City Manager to Execute Agreement with Lumos & Associates for Pump Station Redesign for the Raw Water Line Replacement Project, Project WTR-00016, Amount Not To Exceed \$198,600; Categorical Exemption 15061(b)(3)

Public Works Director John Smith presented staff report.

Public Comment: Jacob Patterson

**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:**

Enactment No: RES 4962-2025

## **9. CLOSED SESSION**

### **ADJOURNMENT**

**Mayor Godeke adjourned the meeting at 10:22 p.m.**

\_\_\_\_\_  
JASON GODEKE, MAYOR

\_\_\_\_\_  
Diana Paoli, City Clerk

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