



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, March 9, 2015

6:00 PM

Town Hall, 363 N. Main 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 noted that he is adding an item under Mayor's Recognitions and Announcements so that he can show a PowerPoint presentation of the Town Hall project and allow the architect, Bob Schlosser, to say a few words.

1. MAYOR'S RECOGNITIONS AND ANNOUNCEMENTS

1A. Presentation of Town Hall Remodel PowerPoint

Mayor Turner welcomed everyone to the newly remodeled Town Hall noting that money from Waste Management's Community Benefit Fund was used to make the building a functional space that everyone can be proud of. He thanked the following people for their work on the project:

- Schlosser Newberger Architects - Todd Newberger and Bob Schlosser - designer
- Fort Bragg Electric - contractor
- Lynda Bengtsson-Davis for helping to design the technology and for working with all the consultants to keeping that part of the project on track
- John Smith for his project management
- Public Works staff for assistance with Town Hall and at the alternate meeting locations (set up, lights, etc.)
- C.V. Starr staff for assistance while the meetings were held there (signage, room set up and staying late to lock up)
- Barry Silva and the staff at the School District for assistance with the meetings held at the Diederich Center (setting up and staying late to lock up)
- Fort Bragg Unified School District for letting the City use the Diederich Center and being so accommodating
- Safe Passage for letting City employees go through their offices to enter the meeting hall and

use their kitchenette area and bathrooms and for moving classes to accommodate early set up for City meetings

He then provided a PowerPoint presentation and the history of the Town Hall building.

Bob Schlosser then reviewed some of the project highlights and thanked City staff (Tom Varga, Ginny Feth-Michel, Linda Bengtsson-Davis, and Linda Ruffing) for putting up with him during the process. He also thanked the Committee (Meg Courtney, Heidi Kraut, Anne Turner and City staff) who reviewed the color scheme and provided input. He noted that the contractor and subcontractors who worked on the building were all locals and asked for a round of applause for Fort Bragg Electric who did a great job. Schlosser noted that the City seal was done by Braggadoon and the dais and lectern will be manufactured by Wood Joint Studios, both local businesses.

2. STAFF COMMENTS

Assistant City Manager Feth-Michel reminded everyone of the following upcoming meetings:

- Monday, March 16, 3:00 PM; City Mid-Year Budget Review; Police Station
- Wednesday, March 18, 4:00 PM; C.V. Starr Mid-Year Budget Review; C.V. Starr Center
- Thursday, March 19, 3:00 PM; Public Hearing on Central Coast Transfer Station EIR; Town Hall
- Monday, March 23, 6:00 PM; Regular Meeting - Public Hearings on Hare Creek Appeals; Town Hall (with overflow seating at gymnasium)
- Monday, March 30, 3:00 PM; Continuation of City Council Goal Setting Retreat; Police Department
- Tuesday, March 31, 5:30 PM; Mendocino Coast Recreation & Park District/C.V. Starr Operational Assessment; C.V. Starr Center
- Monday, April 13, 6:00 PM; Regular Meeting - Final Action on Old Coast Hotel Acquisition; Town Hall
- Wednesday, April 29, 4:00 PM; Budget Workshop; Police Department

3. MATTERS FROM COUNCILMEMBERS

Mayor Turner noted that Congressman Jared Huffman will be in town this week. There will be a potluck dinner tomorrow at 6:00 p.m. hosted by the Democratic Committee at the Senior Center.

Vice Mayor Peters congratulated the youth who participated in a concert at Cotton Auditorium last week; the concert included the choruses and bands from the Middle School and High School. He noted that the Public Safety Committee will meet on Wednesday at 3:00 at the Police Department. There are two items on the agenda: 1) Safety Concerns at Redwood and Main Street intersection where pedestrians have recently been hit crossing in the crosswalk; and 2) Presentation by Safe Passage of a Social Host Ordinance.

Councilmember Cimolino reported that he was a judge at a 4H event at Dana Gray where he did job interviews; the youth were impressive. He asked people to support the 4H program. He noted that on March 12th at 2:00 the Economic Development Financing Corporation (EDFC) will have a meeting on the coast at the Botanical Gardens. He stated that this is only the second meeting he

will be attending and there were no members of the public at the first meeting.

Councilmember Deitz reported that he and John Naulty, Jr. working as the Technology Committee completed their walk around of downtown businesses and informed them of the on-line survey. They have had responses from 26 people; three had concerns and 24 supported the idea. He stated that they will set up a meeting in Town Hall shortly.

Councilmember Hammerstrom noted that there are a couple of the youngest members of the community attend the meeting today; one of the mothers told him it was "bring a baby to the meeting night." He reported that he attended the Local Agency Formation Commission (LAFCO) and Mendocino Council of Governments (MCOG) meetings last week. He noted that transportation funding for pedestrian and bicycle facilities was discussed at MCOG. Applications for this funding cycle are due June 1st. Hammerstrom encouraged City staff to work on an application. He finished by thanking everyone for coming to see the newly redecorated facility.

Mayor Turner reported that 1st and 5th graders from local schools, over 400 children, participated in activities at the Noyo Center last week. Activities included washing whale bones, learning about whales, and sighting whales. One of the first graders told him that this was the best day of her life. Sheila and the Noyo education staff were phenomenal.

4A. PUBLIC COMMENTS ON NON-AGENDA, CONSENT CALENDAR & CLOSED SESSION ITEMS

1. Sakina Bush, small business owner, thanked the Council for their public service and stated that she doesn't generally show up at meetings because she trusts the Council to do their jobs. She felt that the personal attacks on City staff, City Council and others is a form of bullying and should not be allowed. Bush stated that mental health is a priority and there are a lot of people in the community who don't have access to mental health services.
2. Charles Bush, Manager of the Senior Center, noted that he helped the City Council write the 2020 Vision that is on the City's website, and that only two Councilmembers and two staff members remain out of the group that prepared that vision. There is fast turnover because this is a citizen governed community. He noted that people don't always have to agree but should treat others with love and respect.
3. Les Cizick stated that he came to Fort Bragg to attend the College of the Redwoods Fine Woodworking classes and fell in love with it. So much negativity being heaped on people disturbs him, especially when it is aimed at members of the City Council who are doing a great job. Council and staff have done a wonderful job of keeping the City financially sound. He supported daylighting of the creeks and Mendocino Coast Hospitality Center (MCHC) taking over the Old Coast Hotel. He noted that the streets and sidewalks are great and the Coastal trail is wonderful. The Council is also doing a great job working with Mendocino College to keep the college open.
4. Joan Hansen, member of NAMI (National Alliance on Mental Illness) and retired registered nurse, thanked the City Council for the service they do for the community. She spoke in opposition to having MCHC use the Old Coast Hotel for mentally ill and homeless.
5. Susan Holli thanked the City Council and spoke in support of MCHC's use of the Old Coast

Hotel

6. Norma Walker spoke in favor of use of Old Coast Hotel by MCHC.
7. Heidi Kraut, with her daughters Sadie and Mara, stated that they are here to support and thank the Council and staff for the hard work they do. She provided a copy of her comments for the record.
8. Jasper Henderson stated that it was good to see everyone out participating in City government, which is the lowest level of civil society and civil government. He stated that it is important for everyone to be civil and work out disputes without resorting to anger, personal attacks, or threats. He felt that the idea of a recall is short-sighted and didn't take into account all of the voices of the community. He noted that his mother is City Manager Linda Ruffing, who has spent a long time in service to the community.
9. Linda Jupiter, Fort Bragg voter, addressed the need for civility by sharing the following: before you speak let your words go through three gates - 1) is it true? 2) is it necessary? and 3) is it kind?
10. Rosalie Gjerde, Mendocino Coast Child Abuse Prevention Council, invited the community to a program on March 25th at 6:00 p.m. at the John Diederich Center to hear Sharon Hildabrand from CASA talk about how to recognize the general forms of abuse and neglect, where to go to get help, and the process of reporting child abuse. She reported that child abuse in Mendocino County is twice the state average.
11. Virginia Loperena spoke in favor of MCHC's use of the Old Coast Hotel at 101 N. Franklin Street and thanked MCHC for doing good work in the community.
12. Ron White, Glass Beach Drive, thanked the City Council and staff for the world renowned Coastal Trail. He suggested a way to protect the remaining glass at Glass Beach and pay for the maintenance of restrooms, parking lots, and the trail would be to use the Glass Beach symbol created for a limited edition North Coast Brewery beer to produce pictures or t-shirts to sell.

5. PUBLIC HEARING**6. CONDUCT OF BUSINESS****6A. 15-054** Receive Presentation from Noyo Headlands Unified Design Group
Regarding Daylighting of Creeks on the Former Mill Site Property

Michael Grady of Noyo Headlands Unified Design Group (NHUDG) provided a PowerPoint presentation regarding daylighting waterways and noted that they have received a great deal of positive feedback on the proposal. They noted that they don't have all the answers but have a vision and a goal and requested that the City Council's Mill Site Ad Hoc Committee help make this a reality. Amy Wynn, Wynn Coastal Planning, reviewed the steps necessary to make this project happen. George Reinhardt of NHUDG noted that an informational roadmap will soon be available on the NHUDG website; a copy was provided for the record. When decisions are being made regarding the Mill Site, people need to be sure that those decisions will not do anything that will not allow for future daylighting of the creeks.

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

- Daylighting of the streams will only be west of the highway; a question was raised about what

would happen on the east side to the underground creeks and property. Wynn stated that a hydrologist will need to evaluate those concerns and ways to make sure that properties east of Main Street will not be negatively impacted by daylighting the streams.

- Teri Jo Barber, City of Fort Bragg's Water Projects Manager and a hydrologist, stated that she has worked on similar projects and can't speak highly enough about the prospect of daylighting creeks. She stated that what has been done on past projects that she worked on to keep property damage from happening upstream is to set up a grade control structure.
- There will need to be an elaborate interceptor system installed also to keep all of the street trash out of the streams.
- Bridges will need to be designed to handle large trucks and emergency vehicles.
- Originally only one creek was considered for daylighting because there was a large petroleum plume but the Department of Toxic Substance Control (DTSC) has been successful in working with the owner of a former gas station to clean that up.
- Alder Creek may look more like a sculpted stream rather than a natural one.

Public Comment on this agenda item: Bill Baker (who submitted a publication titled *Daylighting Streams: Breathing Life into Urban Streams and Communities*), Susan Kelley read a letter from Michael St. John (and submitted it in writing), Rex Gressett, Ann Rennacker, Scott Menzies, and Joe Wagner.

Discussion: The following was noted during continued discussion:

- If the creeks are daylighted the plants will help clean the water as it goes along the waterway to the ocean.
- Mayor Turner noted that this is a presentation of a project; the work will not happen anytime soon.

Mayor Turner recessed the meeting at 7:35 p.m.; the meeting was reconvened at 7:49 p.m.

- Councilmember Hammerstrom suggested turbines be installed in the bridges that cross Alder Creek to allow for electricity generation.
- Councilmembers concurred that this is a good idea but it needs some more work before coming back to the City Council.

6B. 15-055 Receive Presentation from Terry Vaughn of Mendocino TV Regarding Proposal for Public, Education & Government (PEG) Services

Vice Mayor Peters noted that he has worked with Terry Vaughn at Mendocino TV in the past and feels he should recuse himself because of a perceived conflict of interest. He left the meeting at 7:58 p.m.

Terry Vaughn of Mendocino TV provided a PowerPoint presentation regarding the history of PEG in Fort Bragg and reviewed his Technology Proposal.

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

- The City's capital commitment will be the cost of some hardware and software equipment needed to allow for restoring PEG on the coast.
- Mendocino TV will volunteer a portion of their older content to get things started but want to get content from the community after that.
- The media that goes out to the PEG will be filmed with City cameras; media that goes out over mendocinotv.com will be filmed by Mendocino TV.
- The City will be implementing the video portion of the Granicus system shortly and that will post

on the City's website as well as being broadcast on PEG.

- The start-up cost are a rough estimate right now because Mendocino TV is still shopping for the most cost effective solution but the Franchise Fees should cover the costs.
- Vaughn stated that he has been working with Senior High School students interested in production as part of their Senior projects and plans to continue having them work on content for the PEG channel.

Public comment on this agenda item was received from: David Gurney. Eric Dwyer (who submitted a written copy of his comments) and Ann Rennacker (written comments)

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

- Councilmember Hammerstrom responded that the PEG Ad-Hoc Committee did review Eric Dwyer's proposal and reviewed it with him so his assertion that they have not talked to him is incorrect.

Council consensus was to send the proposal from Terry Vaughn of Mendocino TV to the PEG Ad-Hoc Committee.

- Councilmember Cimolino encouraged people to attend the Ad Hoc Committee meeting.

Mayor Turner recessed the meeting at 8:25 p.m.; the meeting was reconvened at 8:31 p.m. with Vice Mayor Peters returning to the meeting at that time.

4B. PUBLIC COMMENTS ON NON-AGENDA, CONSENT CALENDAR & CLOSED SESSION ITEMS

13. Eryka Peskin stated that she supports MCHC's move to 101 N. Franklin Street and noted that there is a great deal of incorrect information and rumors being spread about their use of the facility.
14. Madeleine Melo noted that the fourth anniversary of the tragedy in Otsuchi will be in two days and provided an update on the Otsuchi Cultural Exchange Program. It is important to continue the program, both to the Otsuchi community and to the Fort Bragg community. There will be a remembrance of Otsuchi on Wednesday near the cherry trees at City Hall.
15. Joe Wagner stated that one of the Planning Commissioners told him that the Mayor cannot vote on the MCHC item because he has a conflict of interest. He then referenced a contract between Ortner and MCHC with a line in the first paragraph states that the MCHC will hereinafter be referred to as the contractor and it is signed by Anna Shaw. Wagner stated that the Mayor's business is too close to the Hospitality House and the Hospitality House and Old Coast Hotel are kind of married to each other and that should be considered a conflict of interest. He finished by asking where the process on the mill site is because that might influence what happens on the Hare Creek Center project

Mayor Turner explained that he does own the building his business is in and if the City Council were asked to make a decision about the Hospitality House he would need to recuse himself because the Conflict of Interest Laws prevent him from participating in an action within 500' of his property. If the property owner (such as the MCHC) owns another building the requirement for him to recuse himself doesn't "daisy chain" to the other property; it is about the property location, not the property owner. If MCHC wanted to go back and consider the property at Redwood Avenue and Harrison Street, Turner stated that he would not be able to vote on that because the ruling is that he must abstain on voting on property within 500' of his property. At the time the previous vote was taken in 2014, the requirement was 300' so he was able to participate in the vote.

16. Evan Dick spoke about the need for trust and respect, clarity and transparency. He listed a number of issues he was concerned about and suggested that there was collusion and a lot of things going on behind the light. He stated that the City needs a local attorney, not one from San Francisco and that the Council needs to do something for the small business owner.
17. Charles Brandenburg stated that he is completely against the Old Coast Hotel being turned into a shelter and is concerned about the division this is creating in the community. He suggested the City Council buy the building and lease it to MCHC for five years during which time the problem could be addressed. He believed that the community will need more of the services provided by MCHC in the future and the Old Coast Hotel will not be sufficient to provide them.
18. Meg Courtney (written) stated that she wants to say something positive.
19. Rex Gressett stated that no one in the community is under any impression that the City Council will listen to them at all about issues such as cable, Old Coast Hotel, and the Hare Creek project. He stated it is hard for people to be here during all of this manipulation and games. Gressett stated that the problem is a structural one with Linda Ruffing and Marie Jones making the decisions and the City Council approving or disapproving those decisions. He stated that the community needs to organize a local loyal opposition group and that a recall election is needed.
20. Elaine Ball asked the City Council to sit down with representatives of Concerned Citizens of Fort Bragg either individually or as a group to discuss additional information that the Council didn't have when they voted (on the Old Coast Hotel issue). She noted that there needs to be respect to all who have something to say on an issue, especially such a strong issue as the Old Coast Hotel. She concluded by stating that Town Hall still needs an ADA door button.
21. Ann Rennacker stated that a lot of people still seem to think there will be a homeless shelter in the Old Coast Hotel and that is not what is proposed. She stated she is concerned about the mental health care provider, Ortner, because she doesn't think they are doing a good job and are not held accountable as to how many people they are serving.
22. Achega Wechtel had to leave before his turn to speak about the Coastal Trail.
23. Sue Boecker left before her turn to speak but wanted to address the new dais.
24. Tomas Dertner stated that people need to hear both sides, weigh and consider the arguments instead of being on one side or another. He felt that the Old Coast Hotel is too small and the location wasn't the best. He felt that MCHC is trying to squeeze by without any long-range planning.
25. Wendy Younger spoke about MCHC use of the Old Coast Hotel by stating that she supports the services but not at the Old Coast Hotel. MCHC wants that location very much and doesn't see other options. She supported a downtown police substation. She questioned whether MCHC can maintain the property in the future.
26. Mayor Turner read Johanna Jensen's comments thanking the Council for hearing the community and making changes to address the community's requests. She thanked the community for caring and the passion they feel about making things better.
27. David Gurney noted that there is a controversial issue at the March 23rd meeting (the Hare Creek project) and stated that Town Hall is not large enough to hold all of the people who will attend. He requested the meeting venue be changed in order to fulfill the CEQA process requirements.
28. Ann Rennacker submitted written comments regarding Ortner Mental Health Services.

29. Ann Rennacker submitted written comments regarding a police substation in downtown Fort Bragg.
30. Ann Rennacker submitted written comments regarding the Hare Creek Mall.
31. Scott Menzies, resident of Fort Bragg and business owner on Franklin Street, stated that he is hearing way too much of the discourse in this public arena and that it was becoming abusive and people were harassing others. He stated that he does not find that acceptable and asked others not to speak for him by using terms such as "us" and "these people". He stated he voted for his City officials and expects them to do their job and assumes they have more information than he does on certain issue. He concluded by speaking in support of the use of the Old Coast Hotel even though it isn't ideal.
32. Judy Valadao stated that a lot of the problem is finger-pointing and people not being truthful. This community needs to come together and learn how to discuss things as people can learn a lot through dialog.
33. Jeanette Colombi thanked the City Council for the hard work they do, stating that she knows it isn't an easy job. She agreed with daylighting the creeks. She noted that her family allowed the use of their motel for homeless and transitional housing in the 1980's and it was a disaster; they finally told the Department of Social Services that they could no longer take the homeless. She stated that she believes that the Coast Hotel will be difficult to manage because it is in such a small location and suggested that the City Council consider a different location with room to expand and room for a garden in an area that is more private.

7. CONSENT CALENDAR

Approval of the Consent Calendar

A motion was made by Councilmember Deitz, seconded by Councilmember Cimolino, 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. 15-050** Adopt City Council Resolution Amending the FY 2014-15 Budget to Appropriate Funds for the Use of Locally Sourced Madrone for the Town Hall Dais and Lectern and to Transfer Funds for this Purpose from the Waste Management Community Benefit Fund (Budget Amendment #2015-14, Account No. 220-7999-0799 and 412-799-7999); Amount Not to Exceed \$6,361.61, 412-5501-0731

This Resolution was adopted on the Consent Calendar.

Enactment No: RES 3785-2015

- 7B. 15-038** Approve Minutes from August 21, 2014 Public Works and Facilities Committee Meeting

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

- 7C. 15-045** Approve Minutes from October 1, 2014 Finance and Administration Committee Meeting

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

7D. 15-005 Approve Minutes from November 18, 2014 Community Development Committee Meeting

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

7E. 15-053 Approve Minutes from Special Meeting of February 21, 2015

These Minutes were approved on the Consent Calendar.

7F. 15-056 Approve Minutes of February 23, 2015

These Minutes were approved on the Consent Calendar.

8. CLOSED SESSION

ADJOURNMENT

Mayor Turner adjourned the meeting at 9:20 p.m.

DAVE TURNER, MAYOR

Cynthia M. VanWormer, MMC, City Clerk

IMAGED (_____)