



City of Fort Bragg

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Meeting Minutes Special 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*

Thursday, March 23, 2017

6:00 PM

Town Hall, 363 N Main Street

Special Joint City Council/Planning Commission Meeting - Mill Site Creek Daylighting Work Session

CALL TO ORDER

Mayor Peters called the meeting to order at 6:03 PM.

ROLL CALL

Present: 9 - Mayor Lindy Peters, Vice Mayor Will Lee, Councilmember Michael Cimolino, Councilmember Bernie Norvell, Councilmember Dave Turner, Chair Teresa Rodriguez, Commissioner Curtis Bruchler, Commissioner Stan Miklose and Commissioner Nancy Swithenbank

Absent: 1 - Vice Chair Mark Hannon

1. PUBLIC COMMENTS ON THIS SPECIAL MEETING AGENDA

None.

2. CONDUCT OF BUSINESS

2A. [17-151](#) Conduct Joint City Council & Planning Commission Work Session Regarding Possible Future Daylighting of Creeks on Mill Site

Mayor Peters introduced this agenda item, stating that no decisions will be made tonight. City Manager Ruffing reiterated that this is a work session about creek daylighting. The purpose is to gather information, ask questions and get answers. She introduced Tom Lamphar of the Department of Toxic Substances Control and Glenn Young of TRC Solutions, Inc. Knowing what is going to happen in this area is important for Mill Site rezoning and reuse purposes. Ruffing noted that at some point, three questions will need to be answered: (1) Is creek daylighting a project the City should pursue in the future? If not, no further action is necessary. If yes, then: (2) Should the range of options be narrowed based on the analysis provided to date or should all of the options be kept open? (3) If Council direction is to move forward with creek daylighting, then timeframes should be provided to manage expectations of the community and staff.

Community Development Director Jones summarized the staff report on this agenda item and responded to questions from the Councilmembers and Planning Commissioners. Items of note included:

- Rising sea levels;
- Salt water incursion;
- Cost of creek daylighting;
- Timelines;

- Regulatory approvals;
- Site acquisition;
- Remediation of mill site prior to daylighting;
- What to do about Pond 8.

Public Comment on this agenda item was received from:

- Alan Wilburn spoke about similarities between this community and his home town which was contaminated by mining, cautioning that this will be a complicated and costly endeavor which needs to be carefully considered.
- "Carla" of Cleone urged the Council and Commission to think big and daylight the creeks in the future.
- Sue Boecker wants mill site cleanup first, and then the daylighting of Maple and Alder Creeks.
- Garth Saalfeld recommended keeping all options on the table throughout negotiations and design.
- Annemarie Weibel said new studies are needed and it is premature to talk about daylighting at this stage.
- Char Flum recommended a book regarding the development of Golden Gate Park, and hopes that all options will be considered.
- Sharon Bowers wants the pond cleaned and the creeks daylighted.
- George Reinhardt recommends keeping all options open, supporting creek daylighting, getting rid of the beach berm, and considering climate change and sea level rise.
- Susan Kelley noted that restoration projects are not without significant cost and she is impressed with the efforts of Marie Jones and Jennifer Owen for the grant money they bring into the community. She presented a handout with names of funding sources.
- Baile Oakes asked the Council and Commission to think of how the property was before Americans arrived, an image with forest, creeks and wetlands. He recommended looking at the big picture, stating that the money involved in creek daylighting is peanuts compared to how much GP has taken out of here.
- Ed Oberweiser wants the land to be cleaned up first before any daylighting takes place and recommends that all options be kept open.
- Ann Rennacker wants the toxins, dam, and spillway to be removed. She prefers Option C (on Page 7 of the staff report).
- Anne Harvey expressed support for daylighting the creeks and thanked Council, Commission and staff for doing beautiful work on the trail.
- Rex Gressett recommended discussing the Local Coastal Plan in conjunction with the daylighting project to see if there is a connection between the two.
- Gabriel Quinn Maroney supports daylighting, does not want options narrowed, would like a grant to pay for a feasibility study, drone shots, 3D animations and a beautiful bridge.
- Mike Grady spoke about the uncertainty of taking action compared to uncertainty of not taking action. He said the history of uncovering creeks in the US and around the world has been positive and beneficial, and he recommends letting creeks follow their natural path.
- Teri Barber hopes the City will find a way to daylight the creeks, even though it is an expensive and time-consuming project. She supports keeping options open.
- Sheila Semans talked about the vision for the mill site and cautioned the Council and Commission to look at the general guidelines. She said the Stetson report needs to be updated. Semans said "too expensive, too long and too complicated" should not stop the City from being visionary in approving the project.
- Lorie Leaf supports the daylighting of creeks for environmental and long-term economic gains for the City.

- Jenny Shattuck is in favor of daylighting and toxic cleanup.
- Ron Ortman said the City is jumping the gun by talking about daylighting creeks before the mill site is cleaned up.

Mayor Peters recessed the meeting at 8:12 PM; the meeting reconvened at 8:18 PM.

Discussion: The Council and Commission held discussion regarding many aspects of the creek daylighting issue, including zoning of the site, property ownership, site control, cleanup of toxins, Mill Pond 8, which options for creek daylighting should be considered, and timelines for the project. Community Development Director Jones recommended continuing holding joint meetings between the City Council and the Planning Commission, as the Commission will need to approve any Coastal Development Permit associated with creek daylighting. It was generally agreed that the joint Council/Commission should proceed to look into creek daylighting. The City Council will visit where this fits into the project priority list at their upcoming goal setting retreat.

This Staff Report was not acted on.

ADJOURNMENT

Mayor Peters adjourned the meeting at 9:09 PM.

LINDY PETERS, MAYOR
Fort Bragg City Council

TERESA RODRIGUEZ, CHAIR
Fort Bragg Planning Commission

June Lemos, CMC, City Clerk

IMAGED (_____)