

Monday representatives of Mendocino College came here and toured the campus and woodworking facility and they are considering accepting the College of the Redwoods District into their District.

Vice Mayor Courtney reported that she attended a Mendocino Solid Waste Management Authority (MSWMA) meeting on the 20th and was informed that both the City of Ukiah and County of Mendocino have extended their plastic bag bans to include restaurants and they will soon ban polystyrene containers. She reminded staff that the City was previously ahead of the other agencies but now needs to catch up. She also reported that there is a new hazardous waste building that has been put up using only grant money and that there will be a loan program available in July for businesses using recycled materials. The City will need to sign up and say that they will be in the market development zone for businesses to be eligible for the loan program.

Mayor Turner recessed the meeting at 6:40 p.m.; the meeting was reconvened at 6:45 p.m.

4. PUBLIC HEARING

- 4A. 14-075** Receive Report, Conduct Public Hearing, and Consider Adoption of City Council Resolution Authorizing an Application for up to \$2,000,000 of Funds and Execution of a Grant Agreement and Any Amendments Thereto From the Economic Development and Community Development Allocations of the State Community Development Block Grant (CDBG) Program

Economic and Community Development Coordinator Owen reviewed the Agenda Item Summary prepared for this item with the City Council.

The following was noted during discussion of this item:

- * Mayor Turner noted that the memo from Community Development Director Jones is giving examples of conditions of a Use Permit and should be viewed only as illustrative. The Council is not deciding whether or not they support the use at 300 N. Harrison Street that would require a Use Permit at this meeting.
- * If a Use Permit at 300 N. Harrison Street is denied the City will need to petition the Community Development Block Grant (CDBG) staff about whether the funds could be transferred for use at another location.
- * If the use is permitted at the Harrison Street property it will not replace what is currently being offered on McPherson Street; those are two completely different uses.
- * The transitional housing is allowed at 300 N. Harrison Street without a Use Permit.
- * Jones then reviewed her memo about the permitting process that would be required for 300 N. Harrison Street and noted that no applications for this property has been received. When and if one is received City staff will issue a notice of public hearing to property owners within 300' and everyone who wrote a letter to the City Council.

Mayor Turner opened the public hearing at 7:12 p.m..

1. Bill Gibson, President of Board of Directors for Hospitality House, stated that the Hospitality House has a record of accomplishing good things and asked the Council and community to give them a chance to do so again at 300 N. Harrison Street.
2. Judy Valadao stated that she is not against what the Mendocino Coast Hospitality Center (MCHC) is trying to do but thinks there is a better place to do it than at a location next to the playground. She provided statistics about the number of calls for service from the Police Department in their neighborhood since the Neighborhood Watch Group started (2) and the number of calls around the Hospitality House (44). She expressed concern with the mentally ill being so close to the park as the neighborhood wants to assure that the children are safe. She

suggested the Council reconsider the location of the facility if they cannot 100% guarantee the children's safety.

3. John Strauss stated that he has taken advantage of many programs that are provided by MCHC and read a statement supporting the Wellness Center. He stated that the staff of MCHC does a tremendous job and that by having a larger and more centralized facility they can use the space in a better way to provide essential services.

4. Elaine Ball stated that she is opposed to the facility at 300 N. Harrison as she is concerned for her neighbors and her home. She noted that Councilmember Kraut and her little girl and Mayor Turner's daughter Katie and her girls frequent the park and can't imagine that they would want a mental health facility so close at hand.

5. Jimmy Reardon did not feel information about the number of calls on McPherson was relevant as multiple calls could be about the same people. He stated that the staff at the Wellness Center have done a lot for him that he couldn't have done for himself.

6. Sylvia Medina stated that she loves what MCHC has done for her and stated that they provide help to everyone who needs it. The staff is very hardworking and treat people like family.

7. Judy Gage stated that she lives directly behind the proposed facility and is very concerned. She stated she has already had people in her back yard and when the owners take down the fence to build a new home she stated she will be more afraid that homeless people will come into her yard. When people have mental health issues they don't always follow what their doctor's tell them; they quit taking their medication or the medication doesn't work well for them. She asked the Council to look at this aspect as well and consider those living in the neighborhood.

8. Richard Mack stated that everyone is eligible for these services and asked, "When someone gets to that point of needing the services, where will they go?"

9. Donna Maki stated she is a current resident of the Hospitality House and a client of the Wellness Recovery Center. Just because someone has mental health issues doesn't mean they are dangerous or a threat to a child. They need a place to go and need the services that will be provided at this facility. Without these services the clients will not be able to better their lives and become upstanding, contributing, stable members of the community.

10. Susan Holli thanked the Council for the work that has happened using CDBG grants, which is a great way to get money to help organizations do what needs to be done. She stated that about 1/3 of Mendocino County has mental health issues. and she learned tonight that over 50% of Fort Bragg residents are low income. There needs to be places to provide these services. This piece of property will consolidate services and provide for more oversight than what is being provided now. She believes this is needed by the community and will be a solid investment.

11. Sophie Vieira stated that she lives at the Hospitality House with her husband and seven year old son. She felt that this property is the best location there is and the improvements being made make the property look better than it has in years. MCHC will make sure it is a controlled environment. She stated that she has been at the Hospitality House because the transitional housing is under construction and she and her family have had no negative issues with any of the mental health patients. Vieira stated that she is also very interested in the garden program mentioned in the report.

12. Jay Rosenquist stated that she is in favor of the idea but not the location. She questioned whether there would be any off-street parking and whether a sprinkler and elevator will be required. She indicated that she was also concerned about safety and related an incident with homeless in the deli of the business where she works. Mayor Turner noted that those questions would be something that would be answered during the Use Permit process.

13. Melissa Waltrep stated that she has worked for several different non-profits that provide services such as these and that she stands in opposition of this project. She noted that there is no guaranteed way to confirm if someone is a sex offender unless they say they are. She stated that she doesn't feel comfortable with this facility and wouldn't have moved into the house she lives in if she'd known about this project. She suggested placing this facility on South Franklin Street, not

next to the park.

14. Derek Hoyle stated that he lives 60' from 300 N. Harrison and the homeless have been a problem the whole time he's lived there but thanks to the Police Chief and Neighborhood Watch the area has been cleaned up. He stated that he supports the Hospitality Center and transitional housing but is concerned about the mental health aspect and felt that this is an inappropriate location. He reported that he met with a group from the Hospitality House and they were helpful but avoided discussing the mental health services.

15. Jerry Thomas, MCHC Board Member, stated that he attend the meeting mentioned by Hoyle and it came down to an attempt to understand the neighbors' concerns and provide some mitigation but the long and short of it is the neighbors don't want the homeless and mentally ill in their neighborhood. He suggested that the Council hear from mental health professionals to get answers to the questions raised. Thomas stated that MCHC's part is to provide care after a diagnosis is made and to make sure they are in the program and taking their medication. The patients will come in ones or two, not in large groups. He felt that 300 N. Harrison Street is the best location for the mental health facility.

16. Paul Davis, MCHC Operations Manager, noted that several issues are being talked about such as transitional housing, mental health clients, office space, and meeting space. He addressed the issues regarding transitional housing and the number of people served. He stated that the only complaint about the current transitional housing on Harrison Street was from a neighbor and it was because of the construction workers were playing their music too loud. The question is, "Does the community want people in offices downstairs monitoring what is happening at the transitional units?" He stated that he would argue that it is better to have a local organization who cares about this community doing that.

17. Kevin Hammond stated that Hospitality House helped him after he became disabled.

18. Tom Pinizzotto, County Mental Health Director, stated that he supports the HOPE program being proposed at 300 N. Harrison Street. He stated that it has been his experience that when providers are co-located and share responsibility it insures and enhances quality care, wellness and comfort.

19. Mark Montgomery stated that part of their goal is to provide a system of care based on community support and they have had an outpatient agreement with MCHC since October; his responsibility is to help implement the program. He stated he is available to answer any questions and attend any community forums.

20. Jeff Hanes, Executive Director of the Access Center, which is a non-profit organization that specializes in serving the severely and persistently mentally ill, stated that they currently have approximately 200 clients throughout California. He stated that he understands the concerns about public impact but they are committed to the community, not just to their clients. They are really good at what they do and have never had any mentally ill patient go out and commit murder. Hanes stated that co-locating services is beneficial.

21. Bob Silva read his e-mail dated March 24th opposing moving the MCHC mental health offices to 300 N. Harrison Street.

22. Kathy Silva read her letter of opposition dated March 24th.

23. Natalie Gregory, Pathways Coordinator at MCHC, stated that she has worked in mental health services for seven years and has family members diagnosed with severe mental illness. That diagnosis doesn't make someone unable to function as a normal citizen. She felt there would be the same amount of safety at the park as there is now if the facility opens at 300 N. Harrison Street. The services MCHC could deliver would be enhanced with opening that facility.

24. Charles Ball stated that he lives about a block from this proposed facility. The people who operate the Hospitality House say there will be problems but they don't have a solution. He noted that there are always people loitering in the alley by Purity, by the Veterinarian's office on South Franklin and at the Lighthouse Church. MCHC won't be able to monitor their clients once they are out of their office. He was concerned that property values are going to go down in the

neighborhood.

25. Michael stated that he is a success story from the Hospitality House and is a mental health patient.

26. Robert Dean stated he is also a success story from Hospitality House and that he has lived in transitional housing which has been great. Now, because of the Hospitality House and Wellness Center, he has been housed in his own apartment for a year. He noted that a lot of homeless people use the library and unemployment office which are both located in that area so they are already there. He supported the facility at 300 N. Harrison Street.

Mayor Turner closed the public hearing at 8:12 p.m.

The following was noted during continued discussion of this item:

- * Councilmembers reminded the public that they are not deciding on whether or not the use is appropriate tonight. Their decision is whether or not to submit a grant application.
- * Councilmember Kraut stated that she believes that improving services in the community and strengthening the fabric of the neighborhood doesn't have to be exclusive; both can occur.

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

Aye: 5 - Mayor Turner, Vice Mayor Courtney, Councilmember Deitz, Councilmember Hammerstrom and Councilmember Kraut

Enactment No: RES 3697-2014

5. CONDUCT OF BUSINESS

5A. 14-073 Receive Presentation Regarding Draft Other Post Employment Benefits ("OPEB") Actuarial Valuation Report Prepared by Bartel Associates, LLC

Marilyn Oliver reviewed the report using a PowerPoint presentation.

The following was noted during discussion of this item:

- * Excess assets occur when assets are greater than accrued liability. Oliver stated that the Council may not want to consider them "excess" because the next year it might shift back the other way.
- * To address the implied subsidy a transfer from employee premiums to pay for claims for the current year is calculated and considered to be a required contribution for the current year.
- * The valuation is constantly being adjusted.

This Staff Report was received and filed with no action required or taken.

5B. 14-076 Receive Report and Consider Introducing, by Title Only, Ordinance 910-2014 Repealing and Replacing Chapters 14.08 through 14.40 of Title 14 (Water and Sewer) of the Fort Bragg Municipal Code

This Ordinance was referred back to the Public Works and Facilities Committee for further discussion and public input.

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

7. CONSENT CALENDAR