

usage trends, create significant efficiencies in the areas of utility payment processing, payroll, report generation and business license processes. Based on evaluations by staff and discussions with other local agencies who have undertaken recent migrations from the version the City currently utilizes, the Finance Department will achieve significant efficiencies by migrating to the latest version. In addition, Springbrook is providing incentives to migrate to the latest version. The City has qualified for two incentives: free on-line utility bill payment, inquiry and e-statements for one year, valued at \$1,600 and a four (4) year interest free migration contract if the agreement is signed prior to June 30, 2010. The proposed agreement is in the amount of \$33,875 and will be paid over four years as follows: FY 09-10 \$2,850, FY 10-11 \$15,650, FY 11-12 \$7,688 and FY 12-13 \$7,687. There are sufficient funds in the FY 09-10 Technology Maintenance and Replacement Internal Service Fund budget and the FY 10-11 requirements are included in the FY 10-11 budget.

Recommendation: Adopt Joint City Council/Improvement District Resolution Approving an Agreement with Springbrook for V7.Net Migration and Authorizing City Manager to Execute Same (Amount not to Exceed \$33,875; Account No. 521-4394-0741).

C. Adopt Joint City Council/Improvement District Resolution Approving Letter of Intent for Acquisition of Property for Noyo Center for Science and Education and Authorizing City Manager to Execute Same

The Fort Bragg community and City Council have expressed a strong interest in acquiring land and subsequent development of the Noyo Center for Science and Education ("Noyo Center") on the former Georgia-Pacific Mill Site since the planning process for this site was initiated in 2003. The Mill Site Specific Planning process has identified a five to ten-acre site south of the Wastewater Treatment facility for a Science and Education Center. The City has been working with the community, Sonoma State University and our architectural consultants to develop a schematic design for possible future development of the facility, Memorandum of Understanding for operations of the facility, and a Prop 84 grant application to fund construction of the facility. City Staff also meet with the Director of the California Coastal Conservancy who indicated a willingness to bring forth a proposal to the Coastal Conservancy for a loan to the City of Fort Bragg to acquire the Noyo Center site. The loan would be paid back through grant funds, by Sonoma State University, or City Redevelopment Agency funds. The City must submit a signed letter of intent for the purchase of the site as part of the Prop 84 grant application. City staff and Georgia-Pacific have negotiated a letter of intent for the possible purchase of the Noyo Center Site. While the City would be required to complete an appropriate level of environmental review before considering the actual development of a Noyo Center Facility, signing the letter of intent does not commit the City to proceed with the purchase of the site or construction of the Noyo Center facility, nor does it commit the City to any other particular course of action, and therefore there is no possibility that approving the proposed letter of intent will have a significant effect on the environment.

Recommendation: Adopt City Council Resolution Approving Letter of Intent for Acquisition of Property for Noyo Center for Science and Education and Authorizing City Manager to Execute Same.

PREPARED BY: M. Jones

DOCUMENT REVIEWED BY:

■ Finance Manager n/a
■ City Attorney n/a e-mail
■ City Clerk cm

RESOLUTION NO. _____-2010

RESOLUTION OF THE FORT BRAGG CITY COUNCIL APPROVING LETTER OF INTENT FOR ACQUISITION OF PROPERTY FOR NOYO CENTER FOR SCIENCE AND EDUCATION AND AUTHORIZING CITY MANAGER TO EXECUTE SAME

WHEREAS, Fort Bragg residents and the City Council have expressed a strong interest in acquiring land and subsequent development of the Noyo Center for Science and Education ("Noyo Center") on the former Georgia-Pacific Mill Site; and

WHEREAS, the City and Georgia-Pacific have developed a Conceptual Land Use Plan that will form the basis for the Mill Site Specific Plan and the Conceptual Land Use Plan identifies the approximate location and size of a Science and Education Center on the Mill Site; and

WHEREAS, in May and June, City staff worked with Sonoma State University and the Architectural firms of Bauer and Wiley and Jones and Jones to prepare the preliminary schematic design for the possible future development of a science and education facility that has not yet been approved by the City Council; and

WHEREAS, the California Coastal Conservancy staff has indicated a willingness to bring forth a proposal to the Coastal Conservancy to provide a loan to the City of Fort Bragg to acquire the five to ten acre site for the Noyo Center; and

WHEREAS, City staff and Georgia-Pacific have negotiated a letter of intent for the possible purchase of an approximately five to ten-acre parcel located on the GP-Mill Site to the south of the City's Wastewater Treatment Facility; and

WHEREAS, the City of Fort Bragg is preparing a Proposition 84 Nature Education Facilities grant application, and submission of this signed letter of intent is required as part of the application; and

WHEREAS, signing this letter of intent does not commit the City to (1) proceed with the purchase of the site, (2) a particular design, or (3) construction of the Noyo Center facility; and

WHEREAS, based on all of the evidence presented, the City Council finds as follows:

1. Signing the letter of intent will benefit the City by allowing the City to submit the Proposition 84 Nature Education Facilities grant application for the Noyo Center.
2. Signing the letter of intent will benefit the City by allowing it to proceed with activities and negotiations for a purchase and sale agreement for the Noyo Center site.
3. While the City will be required to undertake an appropriate level of CEQA analysis prior to considering the development of a Noyo Center Facility, there is no possibility that approving the proposed letter of intent will have a significant effect on the environment; therefore, the letter of intent is not subject to environmental review pursuant to the California Environmental Quality Act ("CEQA") and Title 14, the California Code of Regulations ("CEQA Guidelines"), Section 15061(b)(3).

AGENDA ITEM NO. 7C
(06/28/2010)

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Fort Bragg does hereby approve the Letter of Intent with Georgia-Pacific Corporation for the future purchase of the Noyo Center site on the G-P Mill Site and authorizes City Manager to execute same upon execution by Georgia-Pacific Corporation.

The above and foregoing Resolution was introduced by Councilmember _____, seconded by Councilmember _____, and passed and adopted at a regular meeting of the City Council of the City of Fort Bragg held on the 28th day of June, 2010, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

DOUG HAMMERSTROM,
Mayor

ATTEST:

Cynthia M. VanWormer, CMC
City Clerk