

**AGENDA  
CITY OF FERNDALE – HUMBOLDT COUNTY CALIFORNIA – U.S.A.  
SPECIAL CITY COUNCIL MEETING**

Location:	City Hall	Date:	February 24, 2011
	834 Main Street	Time:	<b>5:30 pm</b>
	Ferndale CA 95536	Posted: 2/17/11	

We welcome you to the meeting. Members of the Public may be heard on any business item on this Agenda before or during the City Council consideration of the item. The public may also directly address the City Council on any item of interest to the public that is not on the Agenda during the public comment time; however, the City Council generally cannot take action on an item not on the agenda.

A person addressing the City Council will be limited to five (5) minutes unless the Mayor of the City Council grants a longer period of time. While not required, we would appreciate it if you would identify yourself with your name and address when addressing the Council.

This City endeavors to be ADA compliant. Should you require assistance with written information or access to the facility, or a hearing amplification, please call 786-4224 24 hours prior to the meeting.

**TO SPEAK ON ANY ISSUE, BE ACKNOWLEDGED BY THE MAYOR BEFORE PROCEEDING TO THE PODIUM, STATE YOUR NAME AND ADDRESS FOR THE RECORD (optional), AND DIRECT YOUR COMMENTS ONLY TO THE COUNCIL.**

1. CALL MEETING TO ORDER – Mayor
2. PLEDGE ALLEGIANCE TO THE FLAG
3. ROLL CALL – City Clerk
4. --
5. MODIFICATIONS TO THE AGENDA
6. --
7. PUBLIC COMMENT. (This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction. Items requiring Council action not listed on this agenda will be placed on the next regular agenda for consideration, unless a finding is made by at least 2/3<sup>rds</sup> of the Council that the item came up after the agenda was posted and is of an urgent nature requiring immediate action. This portion of the meeting will be approximately 30 minutes total for all speakers, with each speaker given no more than five minutes.) ..... Page
8. --
9. --
10. --
11. BUSINESS
  - a. Accept Draft Market Study as Final
  - b. Ferndale / Navy Housing Update
  - c. Request for Proposal for Lead and Asbestos Study ..... Page
12. CORRESPONDENCE ..... Page
13. --
14. --
15. --
16. ADJOURN ..... Page

**This notice is posted in compliance with Government Code §54954.2.  
The next Regular Meeting of the Ferndale City Council will be held on  
THURSDAY, March 3, 2011 in the Auditorium of City Hall at 7:00pm**

**Section 1**

**Call Meeting to Order**

**Section 2**

**Pledge Allegiance**

**Section 3**

**Roll Call**

**Section 5**

**Modifications to the Agenda**

## **Section 7**

### **Public Comment**

This time is for persons who wish to address the Council on any matter not on this agenda and over which the Council has jurisdiction.

Items requiring Council action not listed on this agenda will be placed on the next regular agenda for consideration, unless a finding is made by at least 2/3<sup>rd</sup> of the Council (three of the five members) that the item came up after the agenda was posted and is of an urgent nature requiring immediate action.

This portion of the meeting will be approximately 30 minutes total for all speakers, with each speaker given no more than five minutes. Please state your name and address for the record. (This is optional.)

## **Section 11**

### **BUSINESS**

Meeting Date:	February 24, 2011	Agenda Item Number	11a
Agenda Item Title:	Accept Draft Market Study		
Presented By:	Mary Ellen Shay, Market Study Consultant		
Type of Item:	<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	<input type="checkbox"/> No Action	<input checked="" type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

**RECOMMENDATION:**

Accept Draft Market Study as Final.

**BACKGROUND:**

The City Council approved having a market study done on the Ferndale / Navy Housing Complex. The Draft will be presented at this meeting by the consultant. If the council approves, it would be appropriate to make a motion to accept the Market Study as Final.

Meeting Date:	February 24, 2011	Agenda Item Number	11b
Agenda Item Title:	Ferndale / Navy Housing Update		
Presented By:	Jay Parrish, City Manager		
Type of Item:	<input type="checkbox"/> Action	<input type="checkbox"/> Discussion	<input checked="" type="checkbox"/> Information
Action Required:	<input checked="" type="checkbox"/> No Action	<input type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

**RECOMMENDATION:**

Receive and file

**INFORMATION OUTLINE:**

1. Brief update on where we are at and what we expect the next steps to be relative to:
  - a. Non-profit set up (Phil Aycock and/or Elizabeth Conner)
  - b. Conveyance of the property from the Navy (Jay Parrish)
  - c. The rehabilitation to do list and RFP (Elizabeth Conner)
  - d. The overall time line (Jay Parrish and/or Elizabeth Conner)
2. Review the financing options (Elizabeth Conner)
  - a. Comments and questions
3. Take (final) comments from the public.

Meeting Date:	February 24, 2011	Agenda Item Number	11c
Agenda Item Title:	RFP For Lead and Asbestos Study		
Presented By:	Jay Parrish, City Manager		
Type of Item:	<input checked="" type="checkbox"/> Action	<input type="checkbox"/> Discussion	<input type="checkbox"/> Information
Action Required:	<input type="checkbox"/> No Action	<input checked="" type="checkbox"/> Voice Vote	<input type="checkbox"/> Roll Call Vote

**RECOMMENDATION:**

Approve the issuance of a Request for Proposal (RFP) for a Lead and Asbestos Study.

**BACKGROUND:**

In the Navy's process for due diligence for conveyance of the Navy Housing Complex, they are required to do an Environmental Assessment Report. This report includes a lead and asbestos study. There have been studies done in the past by the Navy and Coast Guard, but these reports are out of date and must be redone. The Navy's representative has indicated that the Navy will be happy to pay for that assessment but that they foresee that process taking five to six months as it has to be included in its lists of priorities. They did mention that if the city completed this study that it would fold the completed study into its Environmental Assessment Report and that would complete their process and conveyance could proceed. We foresee that that process will probably take the City six to seven weeks to complete; however, the Navy would not reimburse us for costs incurred. If the Council approves the issuance of an RFP, awarding the contract will come back before the council.

**FISCAL IMPACT:**

The cost has been estimated between \$20,000 and \$30,000, but we won't know this until the RFPs come back.

**Section 16****ADJOURNMENT**