



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*

Wednesday, January 29, 2020

6:00 PM

Town Hall, 363 N Main Street

Special Meeting REVISED

CALL TO ORDER

Mayor Lee called the meeting to order at 6:00 PM.

ROLL CALL

Present: 5 - Mayor Will Lee, Vice Mayor Bernie Norvell, Councilmember Lindy Peters, Councilmember Jessica Morsell-Haye and Councilmember Tess Albin-Smith

1. CONDUCT OF BUSINESS

- 1A. [20-598](#)** Receive Report and Provide Direction to Staff on Developing an Economic Development and Housing Development Incentives Manual

The presentation of this report was shared between staff members: City Manager Miller, Finance Director Damiani, Senior Planner Perkins and Assistant Planner McCormick. Councilmembers were asked to vote whether or not they wanted to devote staff time and funds toward each of 12 programs and to ultimately vote on their top three items.

#1 - Community Facilities District

Public Comment: None.

Vote: **Aye:** Councilmembers Albin-Smith, Morsell-Haye, Norvell, Peters, and Mayor Lee.

#2 - Infrastructure Financing District

Public Comment:

- Jenny Shattuck asked questions regarding Community Revitalization and Investment Authorities (CRIAs).
- Johanna Jensen asked if a trade school to train people to build housing can be established in an industrial area.

Vote: **Aye:** Councilmembers Albin-Smith, Morsell-Haye, Norvell, Peters, and Mayor Lee.

#3 - Business Improvement District

Public Comment: None.

Vote: **No:** Councilmembers Albin-Smith, Morsell-Haye, Norvell, Peters, and Mayor Lee.

#4 - Hotel Tax Incentive Program

Public Comment:

- Johanna Jensen spoke about Tiny Homes as additional lodging.
- Jacob Patterson spoke in favor of this program.

Vote: **Aye:** Councilmembers Albin-Smith, Morsell-Haye, Norvell, Peters, and Mayor Lee.

#5 - Mills Act

Public Comment:

- Gabriel Quinn Maroney spoke about creating a historic district as a high priority.
- Jacob Patterson said this was a useful tool in Claremont.

Vote: **Aye:** Councilmembers Albin-Smith, Morsell-Haye, Norvell, Peters, and Mayor Lee.

Mayor Lee recessed the meeting at 7:14 PM; the meeting reconvened at 7:20 PM.

#6 - Capacity Fee Deferral Program

Public Comment: None.

No vote was taken, as the program is already in place.

#7 - Central Business District (CBD) Capacity Fee Forgiveness Program

Public Comment: None.

Vote: **Aye:** Councilmembers Albin-Smith, Morsell-Haye, Norvell, Peters, and Mayor Lee.

#8 - Community Block Grant (CDBG) Over the Counter Loans

Public Comment: None.

No vote was taken, as the program is already in place.

#9 - Facade Improvement Program

Public Comment: None.

Vote: **Aye:** Councilmembers Albin-Smith, Morsell-Haye, Norvell, Peters, and Mayor Lee.

#10 - Industrial Development Bonds

Public Comment: None.

Vote: **Aye:** Councilmembers Albin-Smith, Morsell-Haye, Norvell, Peters, and Mayor Lee.

#11 - Planning Incentive Program for High Quality Jobs

Public Comment:

- Dan Gjerde recommended developing a package that would pull several program ideas together to be more attractive to people.

Vote: **Aye:** Councilmembers Albin-Smith, Morsell-Haye, Norvell, Peters, and Mayor Lee.

#12 - Planning Incentives for Housing / Density Bonus

Public Comment: None.

No vote was taken, as this program is part of State law.

At the conclusion of the presentation, the Councilmembers were polled on their top three programs:

Councilmember Albin-Smith: Programs 11, 10, and 4.

Councilmember Morsell-Haye: Programs 2, 11, and 10.

Councilmember Peters: Programs 2, 10, and 5.

Vice Mayor Norvell: Programs 2, 4, and 5.

Mayor Lee: Programs 2, 11, and 5.

This Staff Report was referred to staff.

- 1B.** [20-603](#) Receive Report and Provide Direction to Staff on Developing a Formula Business Ordinance for Planning Commission Review and Recommendation

Mayor Lee asked that this item be continued to a future City Council special meeting and asked the City Clerk to poll the Councilmembers on a new date. The Mayor allowed persons

who wished to make comments on this agenda item to do so.

Public Comment was received from:

- Annemarie Weibel spoke in opposition to allowing formula businesses in town, especially at the gateway to Fort Bragg, and requested that an ordinance restricting formula stores be adopted.
- Jamie Peters recommended a cap on formula stores throughout the entire city as they do not fit in with the character of the city.
- Gabriel Quinn Maroney expressed gratitude that the City is taking a different approach and setting a higher standard, speaking out against cookie cutter stores in Fort Bragg.

This Staff Report was continued to a future date to be determined.

ADJOURNMENT

Mayor Lee adjourned the meeting at 8:03 PM.

WILLIAM V. LEE, MAYOR

June Lemos, CMC, City Clerk

IMAGED (_____)