

**O'Neal, Chantell**

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**Subject:** FW: Capacity and Impact Fee Deferral Program

**From:** Bill Mann [<mailto:authorbillmann@gmail.com>]  
**Sent:** Monday, May 6, 2019 7:32 AM  
**To:** Miller, Tabatha <[TMiller@fortbragg.com](mailto:TMiller@fortbragg.com)>  
**Subject:** Re: Capacity and Impact Fee Deferral Program

ATTN: TABATHA MILLER, CITY MANAGER

Tabatha,

Feel free to read the following at your upcoming Wednesday Public Works Council Committee Meeting:

May 6, 2019

Dear Manager, Mayor, and Public Works Council Committee:

Though we have visited Fort Bragg for 20 years we recently committed to living here. This includes our Pending Purchase of the former Credit Union Building located at 120 N. Franklin Street. Our plans call for a 2BR, 2BTH residence upstairs and a non-profit art gallery, artist studio, and writer's study on the main floor. The proposed renovation will entail several hundred thousand dollars of improvements, without changing the existing footprint of the structure. We will also be working with the Botanical Gardens Association to professionally enhance the property's landscaping. In addition we have made promising inquiries with some of the art organizations in town about showcasing promising artists.

As part of your ongoing investigation of ways to stimulate and help development and restoration in Fort Bragg, we are urgently requesting that you waive (not defer) the City Required Sprinkler System Hook-up fees, Planning and Development Fees, and any other fees associated with our intended addition of this building use to Fort Bragg's business core.

The relatively recent city policy of requiring a sprinkler system for all commercial projects exceeding \$75,000., does seem to reduce incentive to improve the property. Its installation cost would be tens of thousands of dollars. To us as prospective buyers this policy interprets something like, "the more you spend, the more we will require you to spend."

Of course we believe in fire suppressors of any type and have a strong personal history of supporting the bravery of local fire fighters. But it hardly seems fair, consistent, or equitable regarding this specific property, when we recall the 'free pass' given to previous renovators of the 120 N. Franklin Street building; when we view dilapidated structures in the neighborhood; and when we observe pockets and blank spaces badly in need of development along Main Street and Franklin Street.

We are certain that Fort Bragg residents and business owners are encouraged by the fact that you are showing an exciting leadership, as you examine various growth incentive-minded programs around the country. And we sincerely appreciate you allowing us to be part of this discussion.

Susanne S. Rogers  
Bill Mann

On Fri, May 3, 2019 at 2:54 PM Bill Mann <[authorbillmann@gmail.com](mailto:authorbillmann@gmail.com)> wrote:

Thank you Tabatha! Your update message gives us a sense of hope. We will definitely contribute some public comment to your email address. Thanks also for the helpful links.

Appreciatively,

Susanne S. Rogers

Bill Mann

Sent from my iPhone

On May 3, 2019, at 14:30, Miller, Tabatha <[TMiller@fortbragg.com](mailto:TMiller@fortbragg.com)> wrote:

Hi Bill and Susanne,

I wanted to let you both know that the Public Works Council Committee will be discussing capacity and impact fee deferral programs on Wednesday at 3:00 p.m. at Town Hall. This is the first step for Council to consider ways that we can help development and restoration in our City. One topic will be sprinkler systems in the Central Business District. Here is a link to that staff report:

<https://cityfortbragg.legistar.com/LegislationDetail.aspx?ID=3935626&GUID=DEB31054-AEC0-4E8C-ACF2-AEC8C5E2D658&Options=&Search=>

The meeting will be televised and you can view it from our website <https://city.fortbragg.com/>. Just scroll down to the Channel 3 Online on the main page. If you would like to submit public comment, that can be done by just emailing me or Chantelle O'Neal [coneal@fortbragg.com](mailto:coneal@fortbragg.com).

Have a good weekend.

*Tabatha Miller*

City Manager

City of Fort Bragg

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