



Blue Lake City Council Agenda

Tuesday, July 27, 2021 ~ 6:30 p.m. ~ Special Council Meeting Via Zoom

Unless Otherwise Noted, All Items on the Agenda are Subject to Action.

LOCATION: In accordance with the Governor's Executive Orders N-25-20 and N-29-20, the City Council of the City of Blue Lake Shall Conduct the City Council Meeting by Teleconference via Zoom. Public Input can be given to the Council by emailing citymanager@bluelake.ca.gov until 4:30 p.m. on Tuesday July 27, 2021.

Public Input will be facilitated by Zoom at the following meeting link:

<https://us02web.zoom.us/j/89722173813?pwd=b3JtdHIJZWZ3SDdqUVNxWGU0dzdzZz09>

Meeting ID: 897 2217 3813 Passcode: 743985

Dial by your location +1 669 900 6833 US (San Jose)

1. **Pledge of Allegiance and Establish a Quorum of the Council**
2. **Approve Agenda**
3. **Public Comment** – *The Public is invited to present petitions, make announcements, or provide other information to the City Council that is relevant to the scope of authority of the City of Blue Lake that is not on the Agenda. The Council may provide up to 15 minutes for this public input session. To assure that each individual presentation is heard, the Council may uniformly impose time limitations of 3 minutes to each individual presentation. The public will be given the opportunity to address items that are on the agenda at the time the Council takes up each specific agenda item.*
4. **City Council Vacancy Application Review-Discussion/Direction**
5. **Karen Barnes Request to Rent and Close the Blue Lake Horse Arena on September 3-4, 2021-Discussion/Direction**
6. **Powers Creek Development Project Update-Discussion/Direction**
7. **Blue Lake Garbage and Humboldt Sanitation Contract-Discussion/Direction**
8. **Closed Session (8:00 PM):** Public Employee Performance Evaluation (Government Code § 54957): Title: City Manager (Amanda Mager)
9. **Council Correspondence**
10. **Consent Agenda:**
 - a. June 22, 2021 meeting minutes
 - b. June 29, 2021 meeting minutes
11. **Reports of Council and Staff**
12. **Future Agenda Items**
13. **Adjourn**

A request for disability-related modification or accommodation, including auxiliary aid or services, may be made by a person with a disability who requires a modification or accommodation in order to participate in the public meeting, by contacting City Manager Amanda Mager, 668-5655, at least 24 hours prior to the commencement of the meeting.



CITY OF BLUE LAKE

Post Office Box 458, 111 Greenwood Road, Blue Lake, CA 95525
Phone 707.668.5655 Fax 707.668.5916

AGENDA REPORT

Item #: 4
Date: July 27, 2021
Item Subject: City Council Vacancy-Review Applications and Discuss Next Steps
Submitted By: Mandy Mager, City Manager

General Information:

On June 25, 2021, the City Council received a formal resignation letter from Councilmember Olivia Obidah-Dunn. City legal counsel prepared a memo outlining the options and process for filling the vacancy and the Council directed staff to advertise the vacancy with an application submission closing date of July 23, 2021.

Council directed staff to bring completed applications to the City Council meeting on July 27, 2021 for review, discussion and possible action. The City received three applications for the Council position; all of which are included as part of this agenda report.

Background Material Provided: Council Applications

Fiscal Impact: N/A

Recommended Action: Action/Direction as Discussion Directs

Review Information:

City Manager Review: Legal Review: Planner Review: Engineer:

Comments: Prepared by the City Accountant



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JUL 23 2021

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Council/Commission/Committee Application

Council/Commission/Committee for which you are applying: City Council

Name: Angela Dennis

Address: [REDACTED]

Primary Phone [REDACTED] Alternate Phone: _____

Email: [REDACTED]@gmail.com

Educational Background (Last Year Completed): Bachelor's Degree: Banking/Finance

Length of time in Blue Lake: 8 years

Present Employer: Recently unemployed from Smart Workforce Center

Job Title: Previous title: Program Supervisor

On a separate piece of paper, please answer the following questions as **thoroughly** as possible:

1. What community organizations are you currently involved with?
2. What unique skills or qualifications do you bring to the position?
3. What do you view as the main goal/purpose of this Council/Commission/Committee?
4. How do you think you can contribute towards this goal/purpose?

Please plan to attend the Council meeting when the selection(s) for this position will be made. Be prepared to answer additional questions that the Council may have. Applicants for Council positions must be a City resident and a registered voter. Eligibility for other Commission/Committee positions is set by Ordinance. Please contact City Hall with additional questions.

Angela Dennis

Council/Commission/Committee Application
Responses to Questions

1. I am currently involved with the following community organizations:
 - Blue Lake Community Church
 - Mercy's Haven Transitional Home for Women & Children
 - Soon to resume my involvement with Cooperation Humboldt

2. The skills and unique qualifications I bring to the position:
 - The qualifications I bring to the position are my diverse work and living experience, leadership ability, and compassion and understanding.
 - I have lived throughout the United States, lived in various demographic communities, worked for Corporations and non-profits and many different types of organizations in between. I have been a member of the wonderful Blue Lake community for 8 years and consider it my forever home. Which means as a member of the City Council I can contribute to the ongoing vitality of our community.

3. I view the main goal/purpose of City Council as:
 - As local legislators the main goal of the City Council is to serve at the will of citizens who elect the members of the council. This means we have to act in a manner that is in the best interest of the community. As well as representing the interests of Blue Lakers, the Council must represent Blue Laker's interests in the larger community of Humboldt and California.

4. I think I can contribute toward this goal/purpose as follows:
 - By my commitment to learning the needs of Blue Lake, collaborating with stakeholders and seeking to engage the entire community in conversations about our community's well-being.



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Council/Commission/Committee Application

Council/Commission/Committee for which you are applying: City Council

Name: Matthew D.M. Watts

Address: [REDACTED] Greenwood Rd, Blue Lake CA 95525-1294

Primary Phone: (707) [REDACTED] Alternate Phone: (925) [REDACTED]

Email: [REDACTED]@yahoo.com

Educational Background (Last Year Completed): MA

Length of time in Blue Lake: since Sept 23, 2010

Present Employer: retired (artist, antique dealer)

Job Title: artist

On a separate piece of paper, please answer the following questions as thoroughly as possible:

1. What community organizations are you currently involved with?
2. What unique skills or qualifications do you bring to the position?
3. What do you view as the main goal/purpose of this Council/Commission/Committee?
4. How do you think you can contribute towards this goal/purpose?

Please plan to attend the Council meeting when the selection(s) for this position will be made. Be prepared to answer additional questions that the Council may have. Applicants for Council positions must be a City resident and a registered voter. Eligibility for other Commission/Committee positions is set by Ordinance. Please contact City Hall with additional questions.

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My response to question 2 says more of this (and I cheated looking this up on Google). The City Council stands as a gateway to keep growth and progress planned and in control. And the city government also protects the financial wellbeing of the town making sure important things are taken care of without the bank accounts going too low. But the bottom line for me is that I really don't know what it's all about or how it works as I have never been part of any city government. The vicious angry politics in Pleasanton kept me well away from participating in anything and I believe this is a large part of what happened to bring the city to such a dirty overcrowded crime ridden condition. There were even rumors of kickbacks from developers for votes in their favor. In one election all the lawn signs for the liberal candidate disappeared overnight... she won again anyway.

4. How do you think you can contribute towards this goal/purpose?

While I have no experience I am rather good at learning and doing research and I listen well. Also, though I may pick and choose my friends according to my personal principles and eclectic nature I do not ask people about their religion or politics when engaging the community dealing with art and antiques and I generally like people. In general I have no idea what I might contribute and this application is in large part just for the experience of doing it, and so in a couple of years I can say I did apply in 2021. And I just love Blue Lake still getting a little misty seeing how very lucky I am to have landed here... walking along the levy trail looking up at the hills and blue sky by the river. This is a very special town.

Decision preview: I know there are rules of conduct for a City Council member which I will learn and live by, and even hang on my wall near my desk, but as I am not one now I can tell you that if there came a vote to change the name of the town to Dadiqhoughuk my vote would be no. And if Dell Arte sees fit to give their property to a Wiyot group that is there business and also my right not to participate in such a notion. That said, I do think it is a wonderful school and Blue Lake is lucky to have it here.

In conclusion: I am far and away not the best candidate for such a post as it should go to someone with experience belonging to The Old Crows and with years of experience living in Blue Lake, but if by some chance nobody shows up I will do my best to educate myself on the duties and function of the town listening to the experienced voices and taking rejection well with any ideas I might put forth in ignorance. At least I would be a seat warmer until the next election.

Thank you for your time and consideration.

Sincerely,

Matthew J. M. Watts

Notes:

Blue Lake since September 2020, Eureka since July 2020

San Francisco Bay Area Native:

Pleasanton, CA since 1998

Brisbane, CA two years since 1996

San Leandro area, CA since 1983

Pleasanton, CA since 1964, second housing tract in town, no traffic signals, very rural

San Lorenzo Village, CA since birth 1952, one of the first fully pre-planned communities

Age 68

Lifelong Liberal Democrat

BA Integral Studies, CIIS San Francisco

MA Transformative Art, JFKU Berkeley

Resume-ish: I am an Artist and Picker/Antique Dealer formerly full-time Caregiver for my elderly Mother in Pleasanton. Previously I drove a city bus, was a Chauffeur, Respiratory Equipment Technician and many other jobs over the years, always an artist. For around 6 years I sold at antique fairs once or twice a month primarily at The Alameda Antique Fair monthly.

I also spent many years working in advertising and graphic art and this experience might be of use to the town of Blue Lake related to printed materials, signage, radio ad copy, etc.... old resume attached.

Employment history:

May 1984 -
current

*Free-lance Art
and construction work*

Part-time laborer,
Walter R. Schneider, Inc.

GRAPHIC ARTIST

Production, layout, design, cartoons, photo re-touching. Various clients, including: *JURIS* (magazine for lawyers) — Chief Artist *DIABLO COUNTRY MAGAZINE* — Production

April 1983 -
May 1984

WORLD SAVINGS 
AMERICA'S 6TH LARGEST SAVINGS AND LOAN
GOLDEN GROUP

1970 Broadway, Oakland

SENIOR ARTIST

Supervising one paste-up artist and freelance staff. Performed layout of ads, brochures, passbooks and logos.

May 1982 -
April 1983

*Free-lance Art
and construction work*

Part-time laborer,
Walter R. Schneider, Inc.

GRAPHIC ARTIST

Photo re-touching, ad design, paste-up. Various clients, including: *HUNGER PROJECT, I.MAGNIN, DOUGLAS M. GREEN - GOLDSMITH*

Jan. 1981 -
May 1982

The Peninsula
ADVISOR
WEEKLY SHOPPING MAGAZINE

1179 Oddstad Dr., Redwood City

CHIEF LAYOUT ARTIST

Designed covers, ads, editorials, specified type. Supervised one layout artist. Assisted 15 person production staff — 11 weekly editions (over 300 total pages).

June 1980 -
Jan. 1981

FREE-LANCE
ARTIST

1547 166th Ave., San Leandro

GRAPHIC ARTIST

Photo re-touching, layout, paste-up, illustration, signs. Some industrial painting - JEFFCO. Various clients, including: *NIGHT OWL GRAPHICS, HUNGER PROJECT, SAXE REALTY.*

Jan. 1980 -
June 1980

I.magnin

Union Square, San Francisco

PHOTO RE-TOUCHER

Air brush re-touched fashion photography for newspaper and magazine ads. Some layout and production.

Dec. 1977 -
Jan. 1980

EMPORIUM

835 Market St., San Francisco

PHOTO RE-TOUCHER

Re-touched merchandise photos for newspaper ads. (2nd year)

Feb. 1977 -
Dec. 1977

 **MAGAZINE**

Montgomery St., San Francisco

PASTE-UP ARTIST

Produced daily ads and tabloids. (1st year)

AD TRAFFIC MANAGER

Supervising one assistant, monitored arrival and placement of ads (3 area editions). Proofed computer layouts and printer negatives.

COLLEGE Art major, 3 years
CHABOT COLLEGE, Hayward

Portfolio available



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Council/Commission/Committee Application

Council/Commission/Committee for which you are applying: City Council

Name: Benjamin McCreath

Address: [REDACTED]

Primary Phone: 707- [REDACTED] Alternate Phone: _____

Email: [REDACTED]@mail.com

Educational Background (Last Year Completed): M.S. Biomolecular Engineering & Bioinformatics
UCSC 2018

Length of time in Blue Lake: 1995-2017 2020-

Present Employer: OX Genomics

Job Title: Software engineer in Test, Senior

On a separate piece of paper, please answer the following questions as **thoroughly** as possible:

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2. What unique skills or qualifications do you bring to the position?
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Benjamin McCreath

[REDACTED]
Blue Lake, CA 95525

[REDACTED]
707-501-7754
[REDACTED]
[REDACTED]

23rd July, 2021

City Council

111 Greenwood Rd.
Blue lake, CA 95525

Dear City Council,

Thank you for taking the time to consider my application for the City Council seat. I've been in, and a part of, Blue Lake for the better part of my life, and am excited for the opportunity to join the organization that helps move this wonderful town forward. I'm currently involved in the Old Crows organization as an honorary member, helping where I can and where I am able to utilize my skills. I hope to join CERT as well as help out at the grange as the community continues to come back together after the pandemic. To this position I would bring my perspective as a young person who has chosen to move back to Blue Lake and set up my life. Being employed by a Bay Area biotech company and working remotely has afforded me the privilege of moving back to where I really call home, as well as gives me a different perspective on what makes Blue Lake special. I view the purpose of the City Council is to make well-informed decisions that take into consideration the will, intent, and morals of the town's population to better the town, forward a well-reasoned agenda, and improve the well-being of the community. To these ends I believe I can contribute a unique perspective on Blue Lake. I can contribute a perspective that comes from growing up here, leaving, and deciding to come back. My view accounts for the charm that Blue Lake has and where Blue Lake will fit into the future. Once again, thank you for your time and consideration.

Sincerely,


Benjamin McCreath



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AGENDA REPORT

Item #: 5
Date: July 27, 2021
Item Subject: Request by Karen Barnes to Rent the Blue Lake Horse Arena on September 3rd and 4th to Prevent the Use of the Facility During these Dates.
Submitted By: Mandy Mager, City Manager

General Information:

Karen Barnes has made a request to the Parks and Recreation Department to rent the Blue Lake Horse Arena for September 3rd and 4th. Ms. Barnes is requesting the rental in order to preclude the use of the space by horse riders in order to minimize dust and noise at her residence. Ms. Barnes is holding an outdoor party at her home and is concerned that dust from the use of the arena, or water from the arena sprinklers, used to minimize dust, will impact her event.

Ms. Barnes has rented the arena in the past for this same purpose and it has been discussed with the Parks and Recreation Commission if this type of rental is appropriate. Although the City does allow park facilities to be rented, they are always rented for an appropriate use and not to prevent access.

The rental request is for the Labor Day weekend, which is typically a time when the arena is used by the public. The Blue Lake Saddle Club planned to set up obstacles in the arena for the public to utilize over the weekend; although the club was not proposing to rent the facility there is the intention to facilitate riding at the arena during these dates. It is typical of the Blue Lake Saddle Club to periodically set up obstacles in the arena to encourage use and facilitate various types of skill training.

Background Material Provided: Karen Barnes Letter to Council

Fiscal Impact: N/A

Recommended Action: Action/Direction as Discussion Directs

Review Information:

City Manager Review: Legal Review: Planner Review: Engineer:

Comments:

**Agenda Item for Council meeting of July 27, 2021
Requested by Karen Barnes and Marty Schwartz**

**Rental of Blue Lake Horse Arena from Sept. 3 – 4, 2021
Celebrating our 40th Anniversary**

The issue for renting the arena is all of the dust created by the horses and dragging the field. Marty and I live on the east side of the arena on Potters Lane and downwind of the arena. We are directly affected by the dust that can occur on any given day if the facility is not watered correctly. If you go to the Blue Lake Saddle Club Facebook page you can see our property in the background.

We want to celebrate our 40th Anniversary on Sept. 4th in our yard but need to rent the arena for set up (Sept. 3rd) and celebrating. Not everyone is responsible in watering and having a party with horses running in the arena creating lots of dust is not pleasant or healthy. And for those who water correctly we do get all the spray; we will be having electrical equipment because there will be a band.

We have submitted the rental agreement with payment as required by the City of Blue Lake to **rent any public facility**. In 2019 renting the arena had become an issue; however, we received permission to celebrate my 70th birthday after going to the Parks and Rec Commission. Again we rented two days. This year, after speaking with the City Manager, she mentioned that the Saddle Club wanted to have open time because of the Labor Day weekend. I suggested they set up for Sunday and Monday and we could rent Friday and Saturday. In the past we have paid \$100.00 for two days. Renting the arena for us is putting a lock on the gate.

There are some who feel that this area particularly should not be rented, and should always be open, however Perigot Park is rented to individuals who have to pay to get in like The Buddy Brown Blues Festival.

We have been having celebrations in our yard every two years for more than twenty-five years. There has not been an issue until 2019. No one else has asked to rent any facility and close it except for us for two days every two years. That was the concern last time.

Marty and I also worked with the City one year when it was discovered that both our party and Annie and Mary day were happening on the same weekend and people needed to get in the arena for set-up. We worked together to make it all work.

We are asking that we can work together again and have our Anniversary celebration Friday and Saturday and the Saddle Club can have their open time on Sunday and Monday.

In regards to Covid and vaccines, all participants who attend will be vaccinated, our grandson is not attending, he is saddened but understands completely. And the age group is 55-75. The party is from 2:00 p.m. until 8:00p.m., no one wants to drive in the dark anymore!



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AGENDA REPORT

Item #: 6
Date: July 27, 2021
Item Subject: Powers Creek Development Project Update
Submitted By: Mandy Mager, City Manager

General Information:

This agenda item is a placeholder item to ensure that regular updates on the Powers Creek Development Project are provided.

Background Material Provided: N/A

Fiscal Impact: N/A

Recommended Action: Action/Direction as Discussion Directs

Review Information:

City Manager Review: Legal Review: Planner Review: Engineer:

Comments:



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AGENDA REPORT

Item #: 7
Date: July 27, 2021
Item Subject: Blue Lake Garbage and Humboldt Sanitation Contract
Submitted By: Mandy Mager, City Manager

General Information:

Blue Lake Garbage has been purchased by Humboldt Sanitation; the City is in the process of reviewing and recommending contract language for Council's consideration. Staff will provide an update on the process and may request Council action as appropriate.

Background Material Provided: N/A

Fiscal Impact: Undetermined

Recommended Action: Action/Direction as Discussion Directs

Review Information:

City Manager Review: Legal Review: Planner Review: Engineer:

Comments:



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AGENDA REPORT

Item #: 8
Date: July 27, 2021
Item Subject: Closed Session-City Manager Employment Evaluation
Submitted By: Mandy Mager, City Manager

General Information:

The City Council is conducting the one-year employment evaluation of the City Manager; as per Government Code Section 54957, this evaluation will take place in closed session.

Background Material Provided: N/A

Fiscal Impact: N/A

Recommended Action: Action/Direction as Discussion Directs

Review Information:

City Manager Review: Legal Review: Planner Review: Engineer:

Comments:



City of Blue Lake Council Meeting Minutes

Tuesday, June 22, 2021 ~ 6:30 p.m. ~ Regular Council Meeting Via Zoom
<https://us02web.zoom.us/j/87639569513?pwd=OVFINDV1Y2lWS2JjM0t3Nm5TeFh0UT09>

Meeting ID: 876 3956 9513 Passcode: 534480

Dial by your location +1 669 900 6833 US (San Jose)

1. **Establish a Quorum of the Council (6:38 p.m.)**

Council Members Present:

Adelene Jones (Mayor)

Chris Curran

Summer Daugherty

Elaine Hogan

Staff Present:

Amanda Mager, City Manager

Russ Gans, City Attorney

Council Members Absent:

Olivia Obidah-Dunn

2. **Approve Agenda**

Motion: It was moved to approve the agenda with the following changes: *Move Item Number 10 and Item Number 13 after Item Number 3 with the remaining items to remain as presented.*

Motion by: Councilmember Daugherty; **Second:** Councilmember Curran

There were no comments from Council or public.

Council Consensus: Motion Passed

3. **Public Input:**

No Public Comment was received

10. **Consider Adoption of Resolution Number 1185-A** Resolution Adopting a List of Projects for Fiscal Year 2021-2022 Funded by SB 1: The Road Repair and Accountability Act of 2017

Motion: It was moved to Approve Resolution Number 1185:

Motion by: Councilmember Daugherty; **Second:** Councilmember Curran

There were no comments from Council or public.

Council Consensus: Motion Passed

13. **Consent Agenda:**

a. SHN Contract Amendment-LEAP Grant Funding

b. Meeting Minutes-May 25, 2021

Motion: It was moved to Approve the Consent Agenda

Motion by: Councilmember Curran; **Second:** Councilmember Daugherty
There were no comments from Council or public.
Council Consensus: Motion Passed

4. **Legal Services Retention Agreement with Best, Best and Kriegers, Attorneys at Law, for Services Associated with the DANCO Builders Development Proposal-**
Discussion/Direction

Direction: Staff directed to bring back a more detailed scope of work for consideration by the Council on June 29, 2021

There were no comments from Council or public.

5. **Status Report on the Opportunity Zone Implementation** by City Planner, Garry Rees:

Garry Rees provided an overview of the Opportunity Zone, along with a brief overview of the process for a project review and approval; the Mayor will sign the final Opportunity Zone Ordinance and the Noise Ordinance.

Public Comment:

Lisa Hoover: What are some of the lighting issues that were raised during the development of the Opportunity Zone. Garry Rees answered that the Council and the Planning Commission worked to incorporate the International Dark Sky standards in order to protect the creek and the neighboring residences and businesses.

6. **DANCO Builders Development Proposal Update-**Staff provided an update on the progress of the project proposal; it was recommended that a page be added to the City's website to feature the Powers Creek District and the various projects and associated documentation. The City Manager will contact the web designer to request the addition of the page. Staff reported that a project presentation will take place at the next Council meeting scheduled for June 29, 2021. Council discussed designating a negotiator to replace Councilmember Obidah-Dunn; this will be placed on a future agenda.
7. (A) **Bike Park Update:** City Manager Mager provided an update on the bike park project; the project is in the design phase and is being incorporated into the DANCO proposal in order to maximize the recreation features in the area. RCMB, Humboldt Skate Collective, Friends of the Annie and Mary Rail Trail and the City are working on the project and hope to bring it to the Planning Commission in the near future for direction.

Public Comment:

Lisa Hoover: How will the bike park be maintained and operated? Concerned that City staff will not be able to take this project on. City Manager Mager answered that the various interest groups will participate in the maintenance of the bike park and that the bike park will be part of the City's recreation program.

(B) **RV Park and Campground Feasibility Study project update:** City Manager Mager provided an update on the status of the Request for Qualifications for the completion of a comprehensive study and design of an RV park and campground in Blue Lake, along with support businesses that could be developed in partnership with the development. The RFQ has been released and proposals are expected back at the end of July.

Public Comment:

Lisa Hoover: What site is being proposed for this development?

Mayor Pro Tem Daugherty: There isn't a specific site designated; the study will help to determine appropriate sites.

8. **Fiscal Year 2020-2021 Budget Amendment:** Council reviewed the budget amendment and directed staff to bring back the amendment on the June 29, 2021 with clarifications on the summary sheets.

No Public Comment

9. **Fiscal Year 2021-2022 Draft Budget Presentation Only:** City Manager Mager presented the draft FY 2021-2022 budget; the draft budget was presented in summary form and a final draft will be brought before Council on June 29, 2021 for further consideration/adoption.

No Public Comment

11. **Wiyot Tribe Declaration of a State of Emergency on the Wiya't (Eel) River, Baduwa't (Mad) River, Hikshari' (Elk) River, Gidughuraralih (Van Duzen) River in response to severe drought conditions:** Council directed staff to draft a supporting resolution for the Council's review and consideration at the July 6, 2021 special meeting

12. **Special Meeting Dates: June 29, 2021 and July 6, 2021:** Council discussed and approved the proposed meeting dates and directed staff to proceed with the following items added to the agendas as noted below:

June 29, 2021:

- Budget and Budget Amendment
- DANCO Presentation
- Best, Best and Krieger Agreement

July 6, 2021:

- Wiyot Resolution
- DANCO project placeholder (if needed)
- Closed Session for City Manager Evaluation-8 PM

14. **Council Correspondence:** None

15. **Reports of Council and Staff:**

Councilmember Hogan: Attended HWMA's meeting; they have made an offer of employment for the Director position; a working group for SB 1383 has been formed to work on the issue.

Councilmember Daugherty: Attended the Blue Lake Chamber of Commerce meeting; Annie and Mary Day preparations are moving forward; hand sanitizer and masks will be provided; t-shirts are available for purchase; there are currently 32 vendors and 4 bands; Patrick Cleary is the MC; the beer booth will be in the field to allow for social distancing; the fire department is serving tri-tip and Darcey will be selling hotdogs at the Dog House.

Mayor Jones: Attended the HCAOG meeting via Zoom; talked about future meeting options; the TDA comprehensive fiscal audit was completed; Caltrans made a presentation on their projects; the board passed the unmet transit needs recommendation; they selected a consultant to conduct a pavement management report; a presentation on the McKinleyville transit study was presented; an update on the Eureka/Arcata corridor was provided and there was no update on Last Chance Grade.

Councilmember Curran: RCEA meets on Thursday; Blue Lake Fire didn't meet

16. Future Agenda Items:

- July 27th: Powers Creek Update
- Parks and Recreation Facility Rental Policy
- SB 1383
- Closed Session: City Manager Evaluation (8:30 PM)
- Wiyot Land Acknowledgment Discussion

17. Adjourn

Motion: It was moved to adjourn.

Motion by: Councilmember Daugherty; **Second:** Councilmember Curran

Council Consensus; the meeting adjourned at 7:28 p.m.

Minute Taker



City of Blue Lake Council Meeting Minutes

Tuesday, June 29, 2021 ~ 6:30 p.m. ~ Special Council Meeting Via Zoom
<https://us02web.zoom.us/j/81502608403?pwd=amlzVG1vaVlvRlovMHhKMk40MEl6QT09>

Meeting ID: 815 0260 8403

Passcode: 778529

Dial by your location: +1 669 900 6833 US (San Jose)

1. Establish a Quorum of the Council (6:38 p.m.)

Council Members Present:

Adelene Jones (Mayor)

Chris Curran

Summer Daugherty

Elaine Hogan

Staff Present:

Amanda Mager, City Manager

Russ Gans, City Attorney

Scott Gordon, City Accountant

Garry Rees, City Planner

2. Approve Agenda

Motion: It was moved to approve the agenda as presented

Motion by: Councilmember Daugherty; **Second:** Councilmember Curran

There were no comments from Council or public.

Council Consensus: Motion Passed

3. Public Comment:

Michael Fields (Dell'Arte): Dell'Arte applied for an exception to their existing use permit for the festival; they asked for an hour exception to the noise ordinance and would like to have it reconsidered by the City Council. Due to Covid, they are doing outdoor only events with limited capacity.

Cela Wexler: Provided an update on the Baduwat Festival, including music performances, Circus Nonsense and their work with the Wiyot Tribe. They have had a lot of community support and support from the City; also looking for volunteers for the event.

Garry Rees (City Planner): Explained that the Planning Commission did not deny Dell'Arte's request to extend their hours, nor was the new noise ordinance a part of the issue. Dell'Arte has an existing special event permit for the festival and the concern is that the extension of the hours for the outdoor performances will impact the residents beyond what has been acceptable under the existing permit. Additional conversations can take place to see if there are opportunities to minimize impacts.

Lisa Hoover: Hopes there can be some flexibility to support Dell'Arte's request.

4. **Fiscal Year 2020-2021 Budget Amendment-** Scott Gordon, the City's Accountant, presented the Fiscal Year 20-21 Budget Amendment; he provided an overview of the proposed amendments, including the final budget savings of \$160,000.00

Motion: It was moved to adopt the Fiscal Year 2020-2021 Budget Amendment as presented

Motion by: Councilmember Curran; **Second:** Councilmember Daugherty

There were no comments from Council or public.

Council Consensus: Motion Passed

5. **Fiscal Year 21-22 Budget Presentation and Adoption:** City Accountant Gordon provided an overview of the proposed budget; highlights include:

- General Fund: projecting \$25,000 excess
- Powers Creek District Fund: loss of \$30,000
- Fund 38: \$7,000 excess
- Special revenue funds are break-even

Mayor Jones: commented that she was pleased with the budget and happy to have the budget passed on time again; this wasn't always the case in the past and she's happy to see this trend continue.

Motion: It was moved to adopt Resolution Number 1186: *A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BLUE LAKE ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022 AND FINDING THE BUDGET TO BE WITHIN THE APPROPRIATIONS LIMIT REQUIRED BY ARTICLE XIII B OF THE CALIFORNIA CONSTITUTION*

Motion by: Councilmember Daugherty; **Second:** Councilmember Curran

There were no comments from Council or public.

Council Consensus: Motion Passed

6. **DANCO Builders Development Proposal Presentation:** Chris Dart, DANCO representative, provided an overview of DANCO Communities including how long they've been in operation, their staffing structure and their various business entities. Chris provided an overview of projects that have similar features to what is being proposed in the Powers Creek District, including the Plaza Point Project and the Sorrel Place development. DANCO has hired Kash Boodjeh to develop the preliminary designs.

The Powers Creek Project is currently being proposed as a 40-unit development with commercial/retail space on the bottom floor. The current design includes 80 parking spaces and incorporates community common space and a lobby entrance. The retail is facing north and south and the project will be a net zero project.

Questions: Will there be an on-site manager? Yes, they include a manager's unit in the design; the unit is usually bigger than the other units and has increased amenities to encourage long term residency. There may also be a maintenance person living on-site.

What are the next steps?

- Develop either a DDA with the City or an Exclusive Right to Negotiate agreement
- For financing purposes there needs to be a Disposition Development Agreement in place
- There is a lot of money coming down from the State right now and need to move the project forward efficiently in order to take advantage of current opportunities
- Need an agreement in order for the developer to also cover expenses incurred by the City, including review costs, fees, and other pre-development costs

Public Comment:

Kit Mann: We need affordable housing in Blue Lake but this will be the most significant change; I'm worried that we're not paying attention to the bigger issues; segregating housing in an industrial zone across from a rotting biomass plant; you need to think about all of the negative impacts. I'm concerned about losing craft industry and the revenue that it generates. Recommend that DANCO build the City a large industrial building to generate revenue.

Lisa Hoover: I concur with some of Kit's concerns; I'm also concerned about impervious surfaces; why is it 40 units; what's the basis for the 40 units; what does "affordable" mean?

Lin Glen: I agree with Kit's comments about looking at the pros and cons; I want the Council to ask the hard questions; want to know about services for people; what will the service impacts be? Would like to see a City owned light industry building.

Chris Dart: The project is a mixed income project; there will be a range of AMI's with income eligibility from \$50,000 a year down to \$20,000 a year. The project has to go through Planning and the CEQA process to evaluate potential impacts; we will need a conditional use permit as part of the project.

Garry Rees: Technical studies are required as part of the project; any impacts would be required to be mitigated through the CEQA process. It will also go through a development agreement process that can add additional impact fees, etc... Also, would like to point out that light industrial development doesn't generate revenue for the City.

Lisa Hoover: This input has been helpful; what are the next steps for the community to be involved; would like more opportunity to more about the project.

Councilmember Daugherty: There will be multiple opportunities to provide feedback and gain community support.

Councilmember Hogan: I would like to see some community scoping meetings to help with designing the project. Are the amenities that were presented in the presentation part of the negotiation process?

Councilmember Curran: All of the services and amenities that were presented would evolve through process?

Chris Dart: Service providers typically evolve as the design moves forward; typical amenities include exercise and cooking classes, after school programs, social service programs, ride shares...the sky is the limit but must be supported by the project; these

services can be built into the project budget.

Kash Boodjeh: We are planning to conduct community workshops; ability to design the project as a community; Kit's comments can be addressed through the process; a master plan of the entire site is an important part of the process. We need to get the commitment from the City to keep working on the project; need to be able to go after funding but the design process is a larger process that can involve community and participation

Mayor Jones: I like the concept and would like to keep the project moving forward.

Councilmember Daugherty: Let's move the agreements discussion's forward and keep working on the design details with community input.

Councilmember Curran: At what point do the special studies come into play?

Garry Rees: They are usually conducted as part of the CUP process so they can be evaluated and mitigated.

Chris Dart: The DDA will also require that the project meet standards and thresholds and milestones in order to take effect.

Russ Gans: The next step is negotiating the DDA; staff has enough direction to bring a draft agreement forward.

Lin Glen: Will DANCO be in attendance at the community meetings; I would like to be able to ask them questions about prior experience.

Lisa Hoover: I would like clarification on the DDA and does that preclude community input?

Councilmember Daugherty: The DDA sets forth the relationship between DANCO and the City to proceed with the development of a project; if the City decides to move forward with a project then the CUP process will be the next step.

7. **Legal Services Retention Agreement with Best, Best and Kriegers, Attorneys at Law, for Services Associated with the DANCO Builders Development Proposal:** Russ Gans, City Attorney presented the item; this is a specialized field of law and their expertise would best serve the City as this project moves forward. Council authorized up to 40 hours of legal services time with Best, Best and Kriegers and directed the City Manager and the City Attorney to execute the legal services agreement.

Public Comment: No comment on this item.

8. **Consent Agenda:** Motion to approve the Consent Agenda (Meeting Minutes June 8, 2021)
Motion by: Councilmember Hogan; **Second:** Councilmember Curran
There were no comments from Council or public.
Council Consensus: Motion Passed

9. Council Correspondence:

Letter received from Jean Lynch; the letter was read aloud:

Dear Blue Lake Council:

Please note the information contained in this note and add it to the discussion for the Agenda Item # 6 of a Special Meeting for the blue Lake City Council. As I have noted before in the discussion regarding the low income housing within city limits, there is a question of Article 34 in the State of CA that I would like to have entered into this new discussion. I have added some wording that I found on this matter and would like the council to discuss it further.

Article 34 reads:

No low rent housing project shall hereafter be developed, constructed, or acquired in any manner by any state public body until, a majority of the qualified electors of the city, town or county, as the case may be, in which it is proposed to develop, construct, or acquire the same, voting upon such issue, approve such project by voting in favor thereof at an election to be held for that purpose, or at any general or special election.²

According to the argument supporting the initiative, a vote in favor of adding article 34 to the California Constitution was a vote for the right to say yes or no when a community was considering a low-income housing project.³ The need for community control was necessary because of tax waivers, and other forms of community assistance that a public housing project required.⁴

Russ Gans: There are numerous mechanisms to support the project; the exceptions exceed the rule.

Letter received from Lisa Hoover; read aloud:

Hello Mandy,

You mentioned the need for more tax income when we met. While covid resulted in loss of tax revenue during this time (parks and recreation, retail e.g. Brewery, Logger Bar), prior to the pandemic, what was "broken" relative to tax revenue? I would like to see City staff revitalized so please let me know a) the extent to which the tax generation you want will support City Staff and b) beyond this, I would like know the foundation for the need for more tax revenue for the City. I realize that there is a lease with Blue Lake Power Company that is due to expire (when?) that has been a tax revenue--but beyond this, what is the foundation?

Also you mentioned that the State requires "low income" (or is it termed "affordable"?) housing and that Blue Lake had postponed initiating this over the years. I would like to better understand what is meant by "low income" or "affordable" by the State.

I want the tax base to support the fundamental infrastructure for the City of Blue Lake community that includes various elements from maintenance of roads and needed drainage, Blue Lake Water, park-community facilities, partial law enforcement fees, a portion of the fire district, and public school needs. Expansion beyond what I would call fundamental infrastructure based upon tax revenue

warrants public discussion. Details of what else the taxes would support is requested. Please know, these "other items" may indeed have merit for the community.

Mandy, I am asking that the basis for any tax base expansion, beyond fundamental infrastructure, be outlined for future discussion so that citizens, such as myself, can discern the contribution (or the impact) to the Blue Lake community.

Thank you.

Submitted for the record,

Lisa D. Hoover

10. Reports of Council and Staff:

Councilmember Hogan: Nothing to report.

Councilmember Daugherty: Nothing to report.

Mayor Jones: Met with Charis Bowman regarding the Emporium; she has some good ideas and I wonder if any of the COVID money could be used to support the project.

Councilmember Curran: Attended the RCEA meeting; received an update on the airport solar project/micro-grid; it's moving forward and receiving national attention.

11. Future Agenda Items:

July 6, 2021 Special Meeting:

- **Wiyot Resolution**
- **Councilmember Obidah-Dunn's resignation**
- **DANCO Project**
- **City Manager's Evaluation**
- **Negotiator Designation**

12. Adjourn

Motion: It was moved to adjourn.

Motion by: Councilmember Daugherty; **Second:** Councilmember Curran

No public comment

Council Consensus; the meeting adjourned at 8:48 p.m.

Minute Taker