

# Blue Lake City Council Minutes

Tuesday, January 25, 2022 ~ 6:30 p.m. ~ Council Meeting Via Zoom

(707) 668-5655  
Fax: (707) 668-5916  
www.bluelake.ca.gov



CITY OF BLUE LAKE  
CALIFORNIA

111 Greenwood Road  
P.O. Box 458  
Blue Lake, CA 95525

1. Meeting Called to Order at 6:30PM
2. Established a Quorum of the Council

#### **Council Members Present:**

Adelene Jones, Mayor  
Chris Curran  
Elaine Hogan  
Benjamin McCreath

#### **Staff Present:**

Amanda Mager, City Manager/City Clerk  
Emily Wood, Economic Development Planner  
Trevor Punnea, Parks and Recreation Director

#### **Public Present:**

Lin Glen  
Lisa Hoover  
Kit Mann  
Ted Hales  
Elise Scafani  
Jeff Demark

3. Approve Agenda

**Motion:** To Approve the Agenda

**Motion by:** Councilmember Curran, **Second:** Councilmember McCreath

**There were no comments from the Council or public.**

**Vote: Ayes:** Jones, Hogan, Curran, McCreath **Nays:** None **Absent:** None

**Motion Summary:** Motion Passed

4. Public Comment:

**Lin Glen** – Thanked City staff and the Public Works crew for the on-going maintenance of the trail; thank you to Glenn for filling in the mud puddles.

**Written comment from Lisa Hoover-** Requests that the City schedule community forums regarding the Powers Creek Development, specifically forums regarding the Storyland Studios Development.

**Written request from Redwood Coast Energy Authority (RCEA) requesting a letter of support:** Council determined that the letter of support supported on-going initiatives within the City of Blue Lake and directed the City Manager to prepare and execute the letter of support.

**5. Reaffirm the Findings of Resolution #1192**

*A resolution of the City Council and the City of Blue Lake making findings pursuant to Government Code Section 54953, as amended by Assembly Bill 361, and authorizing the continued use of virtual meetings – Action*

**Mayor Jones:** Must be done monthly as Council continues to meet via Zoom due to COVID 19.

**Motion:** To adopt the findings and continue resolution 1192, continuing the use of virtual meetings.

**Motion by:** Councilmember Hogan **Second:** Councilmember Curran

**There were no comments from the Council or public.**

**Vote: Ayes:** Jones, Curran, McCreath, Hogan **Nays:** None **Absent:** None

**Motion Summary:** Motion Passed

**6. City of Blue Lake Small Business Grant Program**

**Council to finalize the City of Blue Lake’s Small Business Grant Disbursement and direct the City Manager to disburse the funds in compliance with the Federal COVID Relief Program’s Regulations**

**City Manager Mager:** Humboldt Made will assist the City and the downtown businesses through their “Project Our Town” program. Humboldt Made’s team will assist businesses on an individual basis, based on their individual needs. City Manager Mager presented the final disbursement recommendations and projects to Council and provided an overview of the City’s initial site visit with Alana Goldsmith, CEO of Humboldt Made.

**Motion:** To authorize the City Manager to disburse the grant funds to the businesses, as presented, in compliance with the Federal COVID Relief Program’s Regulations.

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

**There were no comments from the Council or public.**

**Vote: Ayes:** Curran, Hogan, McCreath, Jones **Nays:** None **Absent:** None

**Motion Summary:** Motion Passed

**7. Coal Train Opposition Draft Letter:** Review the draft letter and direct staff as appropriate - Discussion, Direction, Action

**City Manager Mager presented the draft letter for Council’s consideration;** Manager Mager stated that the letter was focused on the benefits of the Great Redwood Trail as it related to the City of Blue Lake’s recreation economy. Council agreed that the focus of the letter was appropriate and directed the Manager to prepare a final letter for the Mayor’s signature and distribution.

**Motion:** To authorize the City Manager prepare a final letter for the Mayor’s signature and to distribute as appropriate

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

**There were no comments from the Council or public.**

**Vote: Ayes:** Curran, Hogan, McCreath, Jones **Nays:** None **Absent:** None  
**Motion Summary:** Motion Passed

8. **Caretaker Cabin's Lease:** Authorize the City Manager to execute an amendment to the current residential lease agreement with Kirsten Cowan.

**Motion:** To authorize the City Manager to execute an amendment to the current lease agreement with Kirsten Cowan.

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

**There were no comments from the Council or public.**

**Vote: Ayes:** Curran, Hogan, McCreath, Jones **Nays:** None **Absent:** None

**Motion Summary:** Motion Passed

9. **Powers Creek Development Update – Discussion**

**City Manager Mager provided updates on the following items:**

**Surplus Lands Act:** The City has completed the Surplus Lands Act notification process; no additional interests were expressed by affordable housing developers.

**DDA with DANCO Communities:** Staff is working on a DDA with DANCO Communities; this will provide them with the necessary site control to perform environmental studies, including biological and cultural studies and will allow a higher level of architectural design and community engagement to take place. The DDA will be presented to Council for consideration.

**Storyland Studios:** City staff are finalizing the contract with Storyland Studios; Storyland will be working with the City and the community on the evaluation of the Powers Creek District and will be conducting community scoping and outreach to develop ideas and concepts for future development. Storyland will be evaluating various properties for the development of an RV park and campground, as well as support businesses and improvements.

**Bike Park:** The Bike Park is moving forward; staff are coordinating with partner entities to conduct fundraising efforts and to finalize the design.

The City has been working to facilitate a sale of the Calgon Carbon Property and is working with various entities to find an appropriate development strategy.

**Housing Element Update:**

A draft plan of the housing element will be presented to the Planning Commission at an upcoming meeting. The Planning Commission will conduct a public hearing and then move the process to the Council. The City is required to have a State approved housing element in order to maintain compliance with State mandates.

**The Clean California Grant:**

The City has applied for a Clean California Grant; the application requests funding to install solar lighting along the City's existing trail network, along with the installation of additional trash/recycling receptacles and the development of a mural along the Annie and Mary Trail. The grant focuses on cleaning up recreation spaces and making public spaces more accessible and inviting.

**Council and Public Comment:**

**Councilmember Hogan:** Does the Housing Element Update address Accessory Dwelling Units? Are we building in provisions to make ADU's easier for people to build if they like?

**City Manager Mager:** We are building them into the Housing Element as they are required by the State. The City has been looking at the City of Eureka's ADU program as an example.

**Councilmember Hogan:** Is the lighting along the trail pedestrian lighting or traffic lighting? Is there any concern about the effects of lighting on nocturnal wildlife, or any regulations prohibiting these lights from the International Dark Sky Foundation?

**City Manager Mager:** Pedestrian scale lighting will be placed along the trail. Pedestrians going for walks at all hours will benefit from the lighting, in addition to crime reduction. The Opportunity Zone requires compliance with the International Dark Sky regulations and all lighting will be designed with these standards.

**Lisa Hoover:** Are these developments referring to DANCO and what trail are you referring to?

**Lisa Hoover:** I would like to ask for a forum and increased level of outreach in regards to the Powers Creek Development, specifically the view presented to Storyland Studios, discussing the RV Park & Campground.

**Mayor Jones:** Our City Council meetings are open and available to the public although during COVID-19, a large public meeting regarding the Powers Creek Development is inappropriate and unsafe during the pandemic for the community. The City Council Meetings are an opportunity for the community to voice these concerns, and as it stands, the Council has directed City Staff to move forward.

**Lisa Hoover:** Would like to see a Zoom Meeting dedicated to Powers Creek development, outside of a City Council Meeting, to bring further discussion about this development.

**City Manager Mager:** Storyland Studios will evaluate the City of Blue Lake's development potential and will make final recommendations to the Council and the community based upon their evaluations. They will engage the community on various levels to address designs, themes and development scale.

**Lisa Hoover:** I want to know who suggested that Blue Lake become a recreation destination, and who put forth the ideas of fishing guide services, a resort and/or campground, and other amenities.

**Lin Glenn:** Many people have busy lives and cannot sit through a meeting to wait to voice their concerns – would like to see a Powers Creek Development Meeting specifically as well.

Is Council free to reject DANCO and their design at any point, would there be any repercussions? And will there be any alterations to the property that would affect the health, safety, or integrity of the property?

**City Manager Mager:** The Council has the final say in the acceptance of the design, although this agreement allows DANCO to move forward with preliminary studies on the property. Although the City cannot work with another developer during these preliminary studies – the City Council is free to work with any developer after these preliminary studies are finished.

**Elise Scafani:** Has a question about the notification process- it was stated that once the land was deemed surplus, a notification process would happen. Tonight- we were told the notification process was complete and DANCO had been selected.

**City Manager Mager:** The City has to comply with the process designated by the Department of Housing and Community Development; the City is mandated to provide notification to firms interested in affordable housing projects on a yearly basis that the City has “surplus lands” that could be considered for development. The City made all of the proper notifications and the process is now complete. The City has to negotiate in good faith with any interested developer.

**Elisa Scafani-** This process seems to be happening quickly, and the public is not aware of the information. The City website should be utilized to inform the public with non-biased information that doesn’t require a call. The public is not pleased with the City Council’s representation of the community and does not feel the public comment time allotment is appropriate to express concerns.

**Kit Mann-** Concerned that lighting along the trail will disrupt wildlife along the creek corridor; does not want light from the proposed trail lighting to fall on his property.

**Lisa Hoover-** Concurs with Kit Mann that lighting along the trail, especially the Hatchery Trail, would not benefit wildlife and should be reconsidered.

#### **10.Council Correspondence:**

The council received two pieces of correspondence, which was presented during Public Comment.

#### **11.Consent Agenda Items:**

October 26, 2021 Meeting Minutes  
November 2, 2021 Meeting Minutes  
Warrants and Disbursements

**Motion:** To Approve the Consent Agenda as Presented.

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

**There were no comments from the Council or public.**

**Vote: Ayes:** Curran, Hogan, Jones, McCreath **Nays:** None **Absent:** None

**Motion Summary:** Motion Passed

#### **12.Reports of Council and Staff**

**Mayor Jones** – Attended HCAOG Meeting. One of the last to support the Countywide Traffic Safety Campaign. HCAOG approved letters of support for Blue Lake’s application for the Clean CA Grant. HCAOG received a report from Caltrans on the 101 corridor and Last Chance Grade. Next months meeting will include a report from Susan Orneles. Mike Johnson will be the chair of HCAOG.

**Councilmember Hogan** – HWMA – Has hired a new executive director, along with consultants to work on SB 1383 on a regional level. Consultants have started working with local task force (Cal Recycle) representatives. Their first step is submitting waivers for eligible municipalities.

City Manager Mager: Blue Lake has submitted our SB1383 waiver and is submitting a grant for funding to support our efforts to comply with SB 1383 in the future.

**Councilmember Curran** – Went to the Economic Development meeting; all items were covered in tonight’s meeting. There is one opening on the Economic Development Commission. No meeting from Blue Lake Fire Department.

**Councilmember McCreath** – No meetings attended.

**City Manager Mager** – PGE will be doing a gas line replacement in the City within the next year. PGE will be providing infrastructure blueprints that are useful for the City.

The City has been doing flow assessments on various manholes to get a better control on the City’s waste water capacity.

**Lisa Hoover-** What is the Truck Route Item?

**City Manager Mager:** The Truck Route is an established route that has been approved for commercial vehicles; although the City has been approved for funds to make infrastructure improvements along the truck route to create a safer route for drivers and pedestrians.

**Elise Scafani:** Creating a venue for the public to have information/ask questions on upcoming events and ongoing processes, such as posting on the City Website, would inform the public and create a more accessible and convenient avenue to ask questions.

**Lisa Hoover:** Agrees with Elise’s point - If the minutes could come out earlier, it would benefit the public.

### 13.Future Agenda Items

(Tentative) Design Development Agreement – 2/8/22 Special City Council Meeting

CERT Report – Lin Glen

**Motion to Adjourn – 8:17 PM**

**Motion:** Councilmember Curran

**Second:** Councilmember McCreath

**Approved**