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CITY OF BLUE LAKE

CALIFORNIA

111 Greenwood Road

P.O. Box 458

Blue Lake, CA 95525

Blue Lake City Council Minutes

May 24, 2022~ 6:30 p.m. ~Regular Council Meeting
Skinner Store Building-111 Greenwood Road, Blue Lake-Behind City Hall

Meeting Called to Order at 6:34 PM

1. Pledge of Allegiance and Establish a Quorum of the Council

Council Members Present: Quorum Established

Adelene Jones, Mayor

Chris Curran (via Zoom)

Elaine Hogan, Mayor Pro Tem

Benjamin McCreath (via Zoom)

Council Absent:

Alice Finen

Staff Present:

Amanda Mager, City Manager/City Clerk

Public Present: Kent Swatzky, Mardi Grainger, Beckie Thornton, Ray Raygoza, Jean Lynch, McKenzie Dibble

2. Approve Agenda

Motion: To Approve the Agenda as presented

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

There were no comments from the Council or public.

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

Motion Summary: Motion Passed

- #### 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.*

Kent Sawatzky: Provided history on the Emporium Building and prior offers to develop the building; would like City staff to work on CDBG funding to help support the development of the Emporium.

Concerned that the Mad River levee is not certified; recommended going back to prior studies to see what needs to be done to certify the levee.

4. **Proclamation-Honoring June 2022 as National Alzheimer’s and Brain Awareness Month-Action**

Motion: To Proclaim June 2022 as National Alzheimer’s and Brain Awareness Month

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

There were no comments from the Council

Public Comment:

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

Motion Summary: Motion Passed

5. **Closed Session (6:30 PM-7:30 PM): Conference with Real Property Negotiators (Government**

Code § 54956.8): Property: Approximately three (3) acres of land and is a portion of the parcel designated as Assessor’s Parcel Numbers 312-161-018 and 312-161-015.

City of Blue Lake Negotiator(s): Amanda Mager (City Manager), Ethan Walsh and Russ Gans (Attorneys for City)

Negotiating parties/Negotiating With: DANCO Communities, a California corporation, Chris Dart, McKenzie Dibble

Under negotiation: Price and/or terms of payment/conditions, Ground Lease and Development Agreement

Motion: To enter into closed session at 6:45 PM

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

There were no comments from Council

Public Comment:

Kent Sawatzky: The Council may need to do more investigation into the functionality of the levee, including flooding potential; doesn’t have any faith in the revenue potential for sales tax due to the location of the project and prior failures; if the sales tax isn’t generated the lease should be increased; this should be considered during negotiation.

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

Motion Summary: Motion Passed-Council enters into closed session

Motion: To adjourn the closed session and reenter into open session at 7:31 PM-Nothing to report out of closed session; no actions taken

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

There were no comments from the Council

Public Comment:

Lisa Hoover: Is DANCO going to complete a CEQA analysis as part of the project; CEQA compliance isn’t on the list of “to do’s.”

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

6. Review/Approve Disposition and Development Agreement with DANCO Communities Properties: Approximately three (3) acres of land and is a portion of the City of Blue Lake's parcels designated as Assessor's Parcel Numbers 312-161-018 and 312-161-015-Action

Motion: To instruct staff to finalize the budget and deposit in section 10b; add the square footage to section 402 and append all attachments; bring back to Council at next meeting for review and consideration

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

There were no comments from the Council

Public Comment:

Lisa Hoover: Is DANCO going to complete a CEQA analysis as part of the project; CEQA compliance isn't on the list of "to do's."

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

Motion Summary: Motion Passed

7. Water and Wastewater Rate Study Presentation-Discussion/Action-Tabled until the next regular meeting

8. Powers Creek District Development Update-Discussion/Direction

a. Storyland Update: Powers Creek District Economic Analysis/Branding-Discussion/Update: City Manager Mager provided an update on the status of the RV park and campground analysis project, including a status update on the contract deliverables

Public Comment:

Lisa Hoover: Wants a public meeting to review the Storyland progress

b. Bike Park-Status Update-Discussion/Update: City Manager Mager provided an update on the status of the bike park, including fund raising efforts and engineering

c. Corporation Yard Update: City Manager Mager provided an update on the status of the corporation, including the status of the Surplus Lands Act notification process.

Public Comment:

Lisa Hoover: Concerned that RMI sells guns and ammunition; would recommend that they be restricted to not selling guns and ammunition.

Lori Ponte: Would like Lisa Hoover's position highlighted; if RMI is willing to look at working with the City; doesn't want them selling guns and ammunition.

Mayor Jones: Would like to know how other cities handle this type of situation; does Arcata have any restrictions?

9. City Manager Evaluation Ad Hoc Committee-Discussion/Action: The Ad Hoc Committee will meet on June 1st to review the manager evaluation documents.

10. Council Correspondence: No correspondence

11. Consent Agenda:

a. Warrants and Disbursements

b. Meeting Minutes:

- i. March 22, 2022-Regular Council Meeting
- ii. April 26, 2022-Regular Council Meeting
- iii. May 10, 2022-Special Council Meeting

Motion: To approve the consent agenda as presented

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

There were no comments from the Council

Public Comment: None

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

Motion Summary: Motion Passed

Reports of Council and Staff:

City Manager: Provided an update on the opening of the skating rink, the library ADA project and the Prasch Hall Commercial Kitchen project.

Public Comment:

Lisa Hoover: Wants to talk about item number 6, which was previously discussed when she wasn't in attendance.

Councilmember Finen: Absent

Councilmember McCreath: Nothing to Report

Mayor Jones: Provided an update on HCAOG meeting, including the aviation report, Highway 96 issues, the 101 Corridor Project and Last Chance Grade; also noted that May is Bike Month.

Councilmember Curran: RREDC was cancelled

Mayor Pro-Tem Hogan: Attended the League of Cities Meeting; will be attending the Point Arena Meeting; provided an update on the Hawthorne Street Transfer Station and its transition to an organic waste collection site; the new recycling center in Arcata (HAMBRO) is reported to be doing well.

12. Future Agenda Items:

- Special Meeting on June 7th at 7:00 PM
- Water and Wastewater Rate Study
- City Manager Evaluation

Public Comment:

Lisa Hoover: Attachment number 3 in the DANCO DDA is a performance schedule; would like public forums in connection with the performance schedule

Lori Ponte: Would like to support what Lisa Hoover is requesting; appreciates that Lisa is attending the meeting and her due diligence; there are people in the community that appreciate her efforts.

Motion: To adjourn at 8:40 PM

Motion by: Councilmember, **Second:** Councilmember

There were no comments from the Council or public.

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

Motion Summary: Motion Passed