

(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

Blue Lake City Council Minutes

Tuesday, September 27th, 2022 ~ 6:30 p.m. ~Regular Council Meeting
Skinner Store Building-111 Greenwood Road, Blue Lake-Behind City Hall

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

1. Meeting Called to Order at 6:32 PM

Pledge of Allegiance and Establish a Quorum of the Council

Council Members Present:

Adelene Jones, Mayor

Chris Curran

Elaine Hogan, Mayor Pro Tem

Alice Finen

Council Members Absent:

Ben McCreath

Staff Present:

Amanda Mager, City Manager/City Clerk

Emily Wood, Economic Development Planner

Mike Foget, City Engineer

Public Present:

Lori Ponte

Ray

Desiree

Robert Chapman

Blake Ryan (Storyland Studios)

Mardi Grainger

Anna Brown

Mark Foster

Lisa Hoover

Elizabeth MacKay

Jean Lynch

Smith

Ted Hales

Elise Scafani

Sherri
John Bartholomew
James Brown
Jeff Landon
Ingrid Kosek
Jim Moorehouse
Sue Asuzman

2. Approve Agenda

Motion: To Approve the Agenda, amending Item #9 (Closed Session) to become Item #13

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

There were no comments from the Council or public.

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

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.*

Elise Scafani – Questions regarding Water Rate Increase; would like the Council to consider adding another week to allow people more time to learn about the proposal

Councilmember Hogan: There has been several presentations involving the Water Rate Increase at City Council Meetings, including methodology and infrastructure needs.

City Manager Mager: The Rate Proposal has been discussed at multiple City Council meetings, and the notice has been sent out to Water Owners as per the legal process.

Lori Ponte – Would like follow up about the restoration team’s plan to restore the streets; make it available to residents regarding street work with PGE/Public Works/City Engineer. What is the plan going forward with the street restoration?

What became of the submitted questions regarding the Taylor Way/DANCO Questions that were submitted?

Lisa Hoover – States that her Taylor Way/DANCO questions haven’t been answered in the detailed manner that she’d like. Hoover states that there should be recognition to items that are important to the community and would like focused forums separate from the Council meetings.

4. Storyland Studios Presentation – Blue Lake RV Park & Campground Project – Presentation/Discussion/Action

Blake Ryan, CEO of Storyland Studios, presents the “Blue Sky” Wrap Up of the RV Park and Campground Project. Ryan provides an overview of the process to get to this point, including the community and market expert discussions and brainstorming sessions. The Blue Sky Wrap Up is the culmination of the visioning process, market research, along with the development of a financial

proforma and development budget. Projections are based upon industry standards for construction, along with local demographics and lodging analysis.

Public Questions:

1. *Is there going to be vintage trailers available on site, or will people drive in with personal trailers?*

Answer: Both. Some visitors will bring their own trailers, and other visitors will stay in yurts, airstreams and/or the motel.

2. *How many spaces per site?*

Answer: 26 RV's, 12 tents, 40 motel rooms, 14 yurts, 15 glamping trailers.

Parking will be available on the East side of the development and across Taylor Way.

3. *Will there be firepits on site?*

Answer: Fireplaces will be gas driven and are not driven by wood.

4. **Lori Ponte:** *Has Blake been to Blue Lake physically?*

Answer: Yes, Blake has visited several times and has held several community meetings.

5. *What is the timeline for development?*

Answer: It depends on how fast the City can acquire funds to have the site developed, or find a developer.

6. *Does the City have a developer in mind?*

Answer: No, there is not a specific developer in mind. There is a wide range of developer's available to fund these projects and the City will advertise the proposal to a variety of investors.

7. **John Bartholomew:** *Blue Lake can definitely use an RV park and campground; but this seems to be a project that may be too big for Blue Lake to support. What is the amount needed to fund this project?*

Answer: \$18-\$20 million is estimated for this project, if all amenities were included and done in one phase. There could be multiple developer's for this project and sources of capital for this project. The project could also be phased.

8. *How soon would this project take place and will there be a public forum for this?*

Answer: There is no defined timeline to when this project will take place.

9. *Will the Power Plant infrastructure be incorporated into the park?*

Answer: RCEA would be a potential partner to harness energy from that site and use existing infrastructure from the Power Plant.

10. **Jean Lynch:** *What cities has Blake Ryan worked with similar to this development? It's a wonderful concept; especially the pool.*

Answer: Lake Elsinore at Launche Pointe is the most similar development to this proposal.

11. **Lin Glen:** *It's a beautiful concept; concerned that the river is toxic and it's important to have a healthy river; otherwise it's an interesting concept; we just stayed at an RV park and can see how this could work. How will the river engage with this proposed development? How will the river's health be maintained and have any projections/considerations been made?*

12. **Jeff Demark:** *Is there a limit on how long people could stay?*

Answer: This model is based upon short term rentals.

13. **Lisa Hoover:** *Who is the "community" that suggested these amenities? Some of the amenities, if*

you asked the community, they wouldn't want.

Answer: There have been several community forums held on this topic at the Mad River Grange and initial brainstorming sessions with focus groups to create the concept.

14. **Lisa Hoover:** *What consideration has been made to nightlighting?*

Answer: The design is still in the conceptionalization stage and light pollution will be considered. The Opportunity Zone mandates compliance with the International Dark Skies standards. This property would be eligible for rezoning to Opportunity.

15. **Elise Scafani:** *How many sites does Mad River Rapids RV Park have?*

Answer: 92 full size spots plus additional facilities.

16. **Sue Asuzman:** *How will the City benefit from this project?*

Answer: The City will benefit from lease fees, transient occupancy tax and sales tax.

17. **Lori Ponte:** *How will transient emcampments be dealt with on the County Site?*

18. *Has the City looked at what a condensed version could look like?*

Councilmember Hogan: The City has been working in a comprehensive manner to address impacts as development scenarios are presented.

Councilmember Curran: *Can the City scale down the project?*

19. **Elise Scafani:** *How much revenue would the City collect per year?*

20. **Lori Ponte:** *What is the plan for driving in front of the school with the Greenwood construction project?*

City Engineer: The City is in the design and engineering phase of this project; it is being coordinated with the City, the school, the community, and others. The project will not go to construction until 2023; once the construction is scheduled it will be coordinated and noticed to the public.

5. Appoint Real Property Negotiators for Property (APN: 025-201-023, Blue Lake CA)

Real Property Negotiator(s): Amanda Mager (City Manager), Russell Gans (City Attorney),

Negotiating Parties: Jim Moorehouse, James Brown – Discussion/Action

City Manager Mager presents the agenda report and explains the negotiation process. Manager Mager provides an introduction to the proposed developers, including a description of their current business in the Powers Creek District. Manager Mager provides a brief overview of the proposed development, including the proposals consistency with the Opportunity Zone and the vision for the Powers Creek District.

Jim Morehouse (Developer) introduces himself and provides an overview of their concept. The proposal includes the development of multiple “live/work” units that include upstairs apartments and downstairs retail/commercial space. The units could be built to suit based upon tenancy, or could be built as open “warehouse” space that could be modified as tenant improvements.

Elise Scafani: How would the property be split:

Jim Morehouse: The units could be split into condo units; this would allow the property to stay as one parcel with the units being split vertically by a surveyor.

Public: What is the height limit on this development

City Manager Mager: This project has not reached that stage; the Opportunity Zone dictates building heights, set-backs and density.

Councilmember Hogan: We've spent years developing the Opportunity Zone that has all of the development restrictions that we asked for; we shouldn't hinder development interest.

Motion: Appoint Amanda Mager (City Manager) and Russell Gans (City Attorney) to be real property negotiators with the condition that a member of Council will be included in the next stage of negotiations, if approved by Council to proceed.

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

Public Comments:

Sue Asuzman: How many square feet will this development?

Lin Glen: It's really important for the Council to have oversight of the process; this is the point where decisions are made; it sounds like an interesting project.

Lisa Hoover: I agree that Council should be involved; how many residential units are included?

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

Motion Summary: Motion Passed

6. Resolution Number 1202 – A Resolution of the City of Blue Lake establishing a Heritage & Arts Commission

City Manager Mager presents Resolution 1202: The City of Blue Lake Arts and Heritage Commission

Motion: To Adopt Resolution 1202 – Establishing a Blue Lake Arts and Heritage Commission

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

Mayor Jones: Fix typo on Resolution to delete duplicate sentence.

Public Comment: No comment

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

Motion Summary: Motion Passed

7. Measure R – City of Blue Lake Sales and Use Tax

City Manager Mager provides an update on the status of Measure R

Councilmember Hogan: Even though it's a general tax, I believe it's good that this would be a specific fund and be easy to keep track of for accounting purposes.

City Manager Mager: It's a penny on the dollar to support Parks, Public Safety, and Infrastructure.

Public Comment:

Lisa Hoover – Why is there an excess in the General Fund for 2021? Why is there anticipated excess funds for 2022-2023?

Elise Scafani: Did the Council consider a sunset for the proposed tax?

8. Consent Agenda:

- a. Warrants & Disbursements
- b. Council Meeting Minutes
July 26th, 2022

Motion: To Approve Consent Agenda

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

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

Motion Summary: Motion Passed

9. Council Correspondance: No Council Correspondance.

10. Reports of Council & Staff:

Mayor Jones: Attended Humboldt County Associations of Governments meeting, Economic Development Meeting, and Blue Lake Musuem Meeting

Councilmember Curran: Attended RCEA Meeting; discussed energy constraints in Southern Humboldt.

Mayor Pro Tem Hogan: Attended the League of CA Cities Meeting; received a presentation from CAL OES; Attended HWMA Meeting – Looking at SB 1383 (Edible Food Recovery/Organic Waste)

Councilmember McCreath - Absent

Councilmember Finen – Attended the Blue Lake Public Safety Meeting; outreach was made to the neighborhood in the Park Avenue area; received a Measure R Presentation & discussed the Go Slow Campaign.

City Manager Report:

The Sunday Markets have come to an end and the City will begin working with Humboldt Made to look at opportunities for 2023. The markets were very successful and we’ve received positive feedback from businesses, vendors, residents and attendees.

The Enduro bike race brought over 200 riders to Blue Lake and local businesses benefitted from the increased traffic. The City allowed the racers to camp on City property, which allowed the racers and their families to stay in Blue Lake over the weekend. This greatly increased commerce in the City, and the Parks and Recreation program received rental income and increased sales at the roller rink. The Roller Rink’s novelty shop, concessions, lounge, and party room are in the remodel phase; the City is looking forward to expanding the Rink’s offerings with additional recreation programming, such as indoor pickleball and basketball.

11. Future Agenda Items:

- PGE Member to attend future Council Meeting to discuss construction activities.

- NorCal Health would like to present at a Blue Lake Council Meeting in the future

12. Adjourn to Closed Session

Motion: To adjourn to closed session at 9:22PM

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

There were no comments from the Council or public.

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

Motion Summary: Motion Passed

Motion: To come out of closed session at 9:50 PM

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

There was nothing to report out of closed session.

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

Motion Summary: Motion Passed

Motion: To adjourn

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

There was nothing to report out of closed session.

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

Motion Summary: Motion Passed