City of Blue Lake

111 Greenwood Road-P.O. Box 458
Blue Lake, CA 95525
707-668-5655(P) 707-668-5916(F) www.bluelake.ca.gov

City Council Agenda

Tuesday, January 14, 2025 ~ 6:30 p.m. ~Special Council Meeting
Skinner Store-111 Greenwood Road, Blue Lake California

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

Public Input can be given to the Council by emailing cityclerk@bluelake.ca.gov until 4:30 p.m. on Tuesday January 14, 2025.

PLEASE NOTE that live meeting logistics will be prioritized. The quality of the Zoom teleconference meeting cannot be guaranteed. Technical challenges experienced by either the participant or the City will not interrupt or halt the progress of the meeting.
Public input may be facilitated by Zoom at the following meeting link:
Join Zoom Meeting:
https://us02web.zoom.us/j/82187397892?pwd=jFxZOh8Xl83CNqSMwdYJaLb1xJsBgQ.1

Meeting ID: 821 8739 7892
Passcode: 197298

1. **Call to Order**
2. **Pledge of Allegiance and Establish a Quorum of the Council**
3. **Approval of Agenda**
4. **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.*
5. **City Council Training on Roles, Responsibilities and Regulatory Processes including the Brown Act and Rosenburg's Rules of Order**-Presentation/Discussion
6. **City Manager Report Review and Discussion**-Presentation/Discussion/Action
7. **City Council Commission, Liaison and Board Assignments**-Discussion/Action
8. **City Council Agenda Setting Ad-Hoc Committee Discussion**-Discussion/Action
9. **Council Correspondence**
10. **Consent Agenda:**
    a. City Council Meeting Minutes-September 24,2024
    b. City Council Meeting Minutes-October 8, 2024
    c. City Council Meeting Minutes-November 12, 2024

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 the City Clerk at 707-668-5655, at least 24 hours prior to the commencement of the meeting.

City of Blue Lake

January 14, 2025

Special Council Meeting

Council Training Materials

CHAPTER 2.12
CITY MANAGER

§ 2.12.010. Office Created.

The office of the City Manager of the City of Blue Lake is hereby created and established. The City Manager shall be appointed by the City Council on the basis of his or her administrative and executive ability and qualifications and shall hold office for and during the pleasure of the City Council.

§ 2.12.020. Residence.

Residence in the City at the time of appointment of a City Manager shall not be required as a condition of the appointment, but within 180 days after reporting for work the City Manager must become a resident of the City unless the City Council approves his or her residence outside the City.

§ 2.12.030. Eligibility.

No member of the City Council shall be eligible for appointment as City Manager until one year has elapsed after such Council member shall have ceased to be a member of the City Council.

§ 2.12.040. Bond.

The City Manager shall furnish a corporate surety bond to be approved by the City Council in such sum as may be determined by the said City Council, and shall be conditioned upon the faithful performance of the duties imposed upon the City Manager as herein prescribed. Any premium for such bond shall be a proper charge against the City of Blue Lake.

§ 2.12.050. Acting City Manager.

The City Manager, by filing a written notice with the City Clerk, shall designate a qualified City employee to exercise the powers and perform the duties of City Manager during his or her temporary absence or disability as delineated and delegated by the City Manager. In the event the City Manager's absence or disability extends over a two-month period, the City Council may, after the two-month period, appoint an Acting City Manager.

§ 2.12.060. Compensation.

The City Manager shall receive such compensation as the City Council shall from time to time determine, unless the City Manager serves under an employment contract and then the compensation shall be according to the terms of the employment contract. In addition, the City Manager shall be reimbursed for all actual and necessary expenses incurred by him or her in the performance of his/her official duties. On termination of employment of the City Manager by reason of involuntary removal from service other than for willful misconduct in office, the City Manager shall receive cash severance pay in a lump sum equal to two months' pay for every year of continuous service or fraction thereof as City Manager, up to a total of six months' pay, such pay to be computed at the highest salary received by the City Manager during his or her service with the City, unless the City Manager serves under an employment contract and then

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compensation on termination of employment will be according to the terms of the employment contract. Involuntary removal from service shall include reduction in pay not applicable to all employees of the City.

§ 2.12.070. Powers and Duties.

The City Manager shall be the administrative head of the government of the City under the direction and control of the City Council except as otherwise provided in this chapter. He or she shall be responsible for the efficient administration of all the affairs of the City which are under his or her control. In addition to general powers as administrative head, and not as a limitation thereon, it shall be the City Manager's duty and he or she shall have the powers set forth in the following subsections.

A. Law Enforcement. It shall be the duty of the City Manager to enforce all laws and ordinances of the City and to see that all franchises, contracts, permits, and privileges granted by the City Council are faithfully observed.

B. Authority Over Employees. It shall be the duty of the City Manager, and he or she shall have the authority to control, order, and give directions to all heads of departments and to subordinate officers and employees of the City under his or her jurisdiction through their department heads, with the exception of the appointed positions of City Clerk, Treasurer, and City Attorney.

C. Power of Appointment and Removal. It shall be the duty of the City Manager to, and he or she shall appoint, remove, promote, and demote any and all officers and employees of the City of Blue Lake, subject to all applicable personnel ordinances, rules, and regulations, with the exception of the appointed positions of City Clerk, Treasurer, and City Attorney.

D. Administrative Reorganization of Officers. It shall be the duty and responsibility of the City Manager to conduct studies and effect such administrative reorganization of offices, positions, or units under his or her direction as may be indicated in the interest of efficient, effective, and economical conduct of the City's business.

E. Ordinances. It shall be the duty of the City Manager and he or she shall recommend to the City Council for adoption such measures and ordinances as he or she deems necessary.

F. Attendance at Council Meetings. It shall be the duty of the City Manager to attend all meetings of the City Council unless at his or her request he or she is excused therefrom by the Mayor individually or the City Council, except when his or her removal is under consideration.

G. Financial Reports. It shall be the duty of the City Manager to keep the City Council at all times fully advised as to the financial condition and needs of the City.

H. Budget. It shall be the duty of the City Manager to prepare and submit the proposed annual budget and the proposed annual salary plan to the City Council for its approval.

I. Expenditure Control and Purchasing. It shall he the duty of the City Manager to see that no expenditures shall be submitted or recommended to the City Council except on approval of the City Manager or his/her authorized representative. The City Manager, or his/her

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authorized representative, shall be responsible for the purchase of all supplies for all the departments or divisions of the City.

J. Investigations and Complaints. It shall be the duty of the City Manager to make investigations into the affairs of the City and any department or division thereof, and any contract or the proper performance of any obligations of the City. Further, it shall be the duty of the City Manager to investigate all complaints in relation to matters concerning the administration of the City government and in regard to the service maintained by public utilities in said City.

K. Public Buildings. It shall be the duty of the City Manager to exercise general supervision over all public buildings, public parks, and all other public property which are under the control and jurisdiction of the City Council.

L. Additional Duties. It shall be the duty of the City Manager to perform such other duties and exercise such other powers as may be delegated from time to time by ordinance or resolution or other official action of the City Council.

§ 2.12.080. Internal Relations.

A. Council-Manager Relations. The City Council and its members shall deal with the administrative services of the City only through the City Manager, except for the purpose of inquiry, and neither the City Council nor any member thereof shall give orders or instructions to any subordinates of the City Manager. The City Manager shall take orders and instructions from the City Council only when sitting in a duly convened meeting of the City Council and no individual Council member shall give any orders or instructions to the City Manager.

B. Departmental Cooperation. It shall be the duty of all subordinate officers and the City Clerk, City Treasurer, and City Attorney to assist the City Manager in administering the affairs of the City efficiently, economically, and harmoniously.

C. Attendance at Commission Meetings. The City Manager may attend any and all meetings of the Planning Commission, Recreation and Park Commission, and any other commissions, boards, or committees created by the City Council, upon his or her own volition or upon direction of the City Council. At such meetings which the City Manager attends, he or she shall be heard by such commissions, boards, or committees as to all matters upon which he or she wishes to address the members thereof, and he or she shall inform said members as to the status of any matter being considered by the City Council, and shall cooperate to the fullest extent with the members of all commissions, boards, or committees appointed by the City Council.

§ 2.12.090. Removal Procedure.

A. Removal of City Manager. The removal of the City Manager shall be effected only by the majority vote of the whole City Council as then constituted, convened in a regular Council meeting, subject, however, to the provisions of the next succeeding subsections. In case of the intended removal by the City Council, the City Manager shall be furnished with a written notice stating the Council's intention to remove him or her at least 30 days before the effective date of the removal. If the City Manager so requests, the City Council shall provide

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in writing reasons for the intended removal, which shall be provided the City Manager within seven days after the receipt of such request from the City Manager, and at least 15 days prior to the effective date of such removal.

B. Hearing. Within seven days after the delivery to the City Manager of such notice of intention to remove, he or she may by written notification to the City Clerk, request a hearing before the City Council. Thereafter the City Council shall fix a time for the hearing which shall be held at its usual meeting place, but before the expiration of the 30-day period, at which the City Manager shall appear and be heard, with or without counsel.

C. Suspension Pending Hearing. After furnishing the City Manager with written notice of intended removal, the City Council may suspend him or her from duty, but compensation shall continue until his or her removal by action of the Council passed subsequent to the aforesaid hearing.

D. Discretion of Council. In removing the City Manager, the City Council shall use its uncontrolled discretion and its action shall be final and shall not depend upon any particular showing or degree of proof at the hearing, the purpose of which is to allow the City Manager to present to said City Council his or her grounds of opposition to his or her removal prior to its action.

E. Limitation on Removal. Notwithstanding the provisions of this section, the City Manager shall not be removed from office, other than for misconduct in office, during or within a period of 90 days next succeeding any general municipal election held in the City at which election a member of the City Council is elected or when a new City Council member is appointed; the purpose of this provision is to allow any newly elected or appointed member of the City Council or a reorganized City Council to observe the actions and ability of the City Manager in the performance of the powers and duties of his or her office. After the expiration of the 90-day period aforementioned, the provisions of this section as to the removal of the City Manager shall apply and be effective.

§ 2.12.100. Agreements on Employment.

Nothing in this chapter shall be construed as a limitation on the power or authority of the City Council to enter into any supplemental agreement with the City Manager delineating additional terms and conditions of employment not inconsistent with any provisions of this chapter.

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CHAPTER 2.04
CITY COUNCIL MEETING TIMES AND PROCEDURES

§ 2.04.010. City Council Meeting Times.

A. Commencing January 1, 2019, and for all meetings thereafter, the fourth Tuesday of each and every month in the City Council Chambers of the City Hall, City of Blue Lake be, and the same are, hereby designated as the time and place where regular meetings of the City Council shall be held.

B. The time of meetings shall be 6:30 p.m.
(Ord. 529 § 2, 2018)

§ 2.04.020. Agenda Preparation and Posting.

A. The City Clerk, in cooperation with the City Manager and/or delegated Councilperson shall prepare an agenda for each regular and special meeting of the City Council of Blue Lake.

B. The City Clerk shall post the agenda on the last business day ("Posting Day") preceding a regular City Council meeting that allows for full compliance with the posting requirements of Government Code Section 54954.2. (For a regular City Council meeting held on a Tuesday, the Posting Day will be the preceding Friday.)

C. Any Councilperson can have an item placed on the agenda by contacting the City Clerk no later than noon on the business day preceding the Posting Day. The Councilmember shall make every reasonable effort to provide the City Clerk with 10 copies of supporting documents by noon on the Posting Day. Supporting documents and copies not submitted by that time may not be included in the City Council packet, depending on the work load of the City Clerk and staff.

D. Any member of the public may request an item be placed on the agenda of a regularly scheduled meeting of the Blue Lake City Council. However, since many matters may be resolved or satisfied by City staff, the public should contact City staff first to determine if the specific issue needs or even requires action by the City Council.

   1. The request must be in writing and submitted to the City Clerk with supporting documents and information, if any, by noon of the second business day preceding the Posting Day.

   2. Any matter of business that legally must be discussed by the City Council in closed session will not be accepted under this chapter.

E. The agenda will include all matters on which there may be discussion and/or action by the Council. The agenda shall be posted conspicuously for public review at City Hall and if possible, at other suitable locations within the City at least 72 hours before the time of all regular meetings in accordance with Government Code Section 54954.2.

§ 2.04.030. Council Meeting Protocol and Provisions for Public Input and Comment.

A. Meetings of the Blue Lake City Council shall be conducted by the Mayor in a manner

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consistent with the policies of the City. The latest edition of Robert's Rules of Order, Revised shall also be used as a guideline for meeting protocol. City policies shall prevail whenever they are in conflict with Robert's Rules of Order, Revised.

B. All Council meetings shall commence at the time stated on the agenda and shall be guided by the same.

C. The conduct of meetings shall, to the fullest possible extent, enable Councilpersons to:

1. Consider problems to be solved, weigh evidence related thereto, and make wise decisions intended to solve the problems; and

2. Receive, consider, and take any needed action with respect to reports of City operations.

D. Provisions for permitting any individual or group to address the City Council concerning any item on the agenda of a special meeting, or to address the City Council at a regular meeting on any subject that lies within the jurisdiction of the City, shall be as follows:

1. During the public input section of the agenda, the public shall be allowed to present petitions, make announcements, or provide other information to the 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 three minutes to each individual presentation.

2. The Council will accept public comment on agenda items at the time the agenda item is being considered. Public comment will be received after background and staff input is received and before a council vote. Public comment may uniformly be limited to three minutes per person and 15 minutes total.

3. If the public wishes to submit written comment on an agenda item, it is recommended that 10 copies of the written comment be submitted to the City Clerk by 4:00 p.m. on the business day preceding the City Council meeting.

4. No boisterous conduct shall be permitted at any Council meeting. Persistence in boisterous conduct shall be grounds for summary termination, by the Mayor, of that person's privilege of address at that meeting.

5. The City Council shall not consider charges or complaints against any City employee, regardless of whether or not the employee is identified in the presentation by name or by another reference which tends to identify the individual(s), in public session. All charges or complaints against employees should be submitted to the City Manager.

E. In the event that any meeting is willfully interrupted by a group or groups of persons so as to render the orderly conduct of such meeting unfeasible and order cannot be restored by the removal of individuals who are willfully interrupting the meeting, the City Council may order the meeting room cleared and continue in session. Only matters appearing on the agenda may be considered in such a session. Representatives of the press or other news media, except those participating in the disturbance, shall be allowed to attend any such session. The City Council may establish a procedure for readmitting an individual or

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individuals not responsible for willfully disrupting the orderly conduct of the meeting.

§ 2.04.040. Order of Business at Regular Meeting of the City Council.

A. The following is adopted as the order of business at the regular meetings of the City Council of the City of Blue Lake:

1. Flag salute, establish a quorum of the Council;
2. Adopt previous Council meeting minutes;
3. Receive oral reports from Councilpersons and staff;
4. Approval of agenda;
5. Public input (reference paragraphs (D)(1)—(3) of Section 2.04.030);
6. Consent agenda items;
7. General agenda items;
8. Consider Councilpersons proposal for future agenda items;
9. Receive general correspondence;
10. Closed session (if required) (closed sessions may be scheduled at other appropriate places in the agenda);
11. Adjourn.

B. Any member of the City Council may remove an item from the consent agenda and place it on the discussion agenda. The order of business, as set forth in this section, may be changed in any particular meeting, by motion duly carried, or without motion where there is no objection.

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CHAPTER 2.16
PLANNING COMMISSION

§ 2.16.010. Establishment.

The Planning Commission of the City of Blue Lake is hereby established.

§ 2.16.020. Membership.

The Planning Commission shall consist of five members. All members of the Planning Commission shall be voting members.

§ 2.16.030. Appointment and Qualifications.

The City Council shall appoint all members of the Planning Commission. All appointments to the Planning Commission shall be by vote by not less than three City Council members. All members of the Planning Commission shall be residents of the City of Blue Lake.

§ 2.16.040. Term of Office.

The terms of three Planning Commission members will expire on June 30, 2004, and the terms of two Planning Commission members will expire on June 30, 2002. All succeeding terms shall be for a period of four years. All Planning Commission members shall remain in office until their successors are appointed.

§ 2.16.050. Vacancies in Office.

If the office of a member of the Planning Commission becomes vacant, the vacancy shall be filled by appointment by the City Council. The new member shall complete the former commissioner's unexpired term.

§ 2.16.060. Conflict of Interest Laws.

Planning Commissioners shall be subject to the conflict of interest laws of the State and the City.

§ 2.16.070. Removal From Office.

The members of the Planning Commission serve at the pleasure of the City Council and may be removed from office by the vote of not less than three members of the City Council at a public meeting. The removal of a person as a member of the Planning Commission terminates any offices or positions he or she may hold as a Planning Commissioner.

§ 2.16.080. Quorum—Authority to Act.

Three members of the Planning Commission constitutes a quorum for the transaction of business. Unless otherwise required by law, a majority vote of members attending a duly noticed and convened meeting shall constitute an action of the Planning Commission. Planning Commission members shall have no authority to act as Planning Commissioners other than at a meeting duly noticed and convened.

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§ 2.16.090. Officers.

At the first meeting following the commencement of a new fiscal year each July 1st, the Planning Commission shall elect a chair, vice-chair, and such other officers as are deemed necessary by the Planning Commission. The chair and vice-chair may serve successive terms. In the event the chair and vice-chair are absent, the Commission shall select an acting chair for the meeting. The secretary of the Planning Commission shall be a member of staff and not a member of the Planning Commission and shall be appointed by the City Manager.

§ 2.16.100. Meetings.

The Planning Commission shall meet once a month and shall establish a regular meeting day and time. Special meetings may be called by the Chair or a majority of the Commission, provided notice be given in accordance with law.

§ 2.16.110. Absences.

In the event a member has three consecutive unexcused absences from meetings of the Planning Commission, the City Council may declare the office of such member vacant. The staff to the Planning Commission shall advise the City Council of any member with three consecutive unexcused absences. The chair of the Planning Commission may excuse absences.

§ 2.16.120. Records.

The Planning Commission shall keep a record of its business transactions, findings, and determinations, which records shall be a public record.

§ 2.16.130. Functions of the Planning Commission.

The Planning Commission shall perform all of the following functions:

A. Prepare, periodically review, and recommend revisions as necessary to the General Plan.

B. Implement the General Plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinances.

C. Endeavor to promote public interest in, comment on, and understanding of the General Plan, and regulations relating to it.

D. Consult and advise with public officials and agencies, public utility companies, civic, educational, professional, and other organizations, and citizens generally concerning implementation of the General Plan.

E. Perform other functions as the City Council provides, including conducting studies and preparing plans other than those required or authorized by this chapter.

F. Make recommendations from time to time to the City Council on matters within the subject matter jurisdiction of the Planning Commission.

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§ 2.16.140. Functions of the City Council.

The City Council shall retain and perform all of the following functions:

A. Periodically review and revise as necessary the General Plan.

B. Implement the General Plan through actions including, but not limited to, the administration of specific plans and zoning and subdivision ordinances.

C. Annually review the capital improvement program of the City or County and the local public works projects of other local agencies for their consistency with the General Plan.

D. Promote the coordination of local plans and programs with the plans and programs of other public agencies.

E. Consider and report as to conformity with the General Plan of certain acquisitions and dispositions of real property, street vacations or abandonments, and the construction of buildings or structures as required by Government Code Section 65402.

F. Provide funding for necessary planning functions.

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City of Blue Lake

January 14, 2025

Special Council Meeting

Council Liaison and Committee Assignment Review and Approval

DRAFT

City of Blue Lake
City Council Assignments 2024-2025

Agency	Meeting Day/Time	Kat	John	Chris F.	Elise	Michelle
RREDC - Redwood Regional Economic Development 520 E St. Eureka	4th Monday @ 6:30 pm 445-9652	P		A		
HCAOG - Humboldt County Association of Governments - 2nd Floor Eureka City Hall	3rd Thursday @ 4:00 pm 444-8208	P	A			
HWMA - Humboldt Waste Management Authority - 2nd Floor Eureka City Hall	2nd Thursday @ 5:30 pm 268-8680				A	P
BL Rancheria Liaison	As Needed			A	P	
RCEA - Redwood Coast Energy Authority - 517 15th Street, Eureka	3rd Monday @ 3:30 pm 269-1700	A			P	
Blue Lake Chamber of Commerce Liaison	2nd Monday @ 5:30 p.m. at Skinner Store		P	A		
BL Public Safety Commission - Sheriff's Department Liaison	1st Monday @ 6:00 p.m at Skinner Store				P	A
BL Fire Department Liaison	3rd Monday @ 6:30 p.m.			A		P
BL Parks and Recreation Commission Liaison - Skinner Store	1st Wednesday @ 6:30 p.m at Skinner Store		A	P		
BL Economic Development Commission Liaison	2nd Tuesday @ 4:30 p.m. @ Skinner Store			P		
Baduwa't Watershed Council	Quarterly			A		P
League of CA Cities	Quarterly				A	P
Mayor Select Committee	As Needed		P			
Arts and Heritage Commission	3rd Wednesday at 6:00 PM at Skinner Store or City Hall	A	P			

Mayor: John Sawatzky
Mayor Pro-Tem: Elise Scafani

City of Blue Lake

January 14, 2025

Special Council Meeting

City Manager Report
January 2025

City of Blue Lake

City Manager Report

January 2025

Law Enforcement Services	**Status Summary:** Due to continued concerns regarding service levels, future cost escalations and liability exposure, I have been working with our risk management team at CIRA to explore options for law enforcement services for Blue Lake. CIRA has been in talks with the City of Trinidad and the City of Ferndale to look at options for collaboration. During the recent sheriff negotiations the contract language regarding indemnification was changed, raising concerns about liability exposure, not only to the City, but to the overall risk pool. As Trinidad and Ferndale are also members of CIRA, and Trinidad has the same contract with the Sheriff/County, each of the cities has a vested interest in exploring creative options. Currently, there are two options that staff would like to further explore, the first is a direct contract relationship with Ferndale for services and the other is the formation of a joint powers authority to manage law enforcement services for the members. This would allow smaller jurisdictions to combine resources under one umbrella authority, providing greater capacity to fund services, determine service levels and oversee operations in our communities. This option could include Ferndale as the managing entity. **Status:** A meeting will be held on January 22, 2025 between the City Managers of Blue Lake, Trinidad and Ferndale, along with Ferndale's Chief of Police and a representative from CIRA. The meeting is being held to further discussions and identify timelines and next steps for consideration. To date, we have discussed a conceptual staffing plan, along with capital asset needs, such as a vehicle, equipment and office space, that will need to be secured as part of the proposed partnership.

Next Steps/Recommendations: The City Manager will continue discussions with Trinidad, Ferndale and CIRA; information will be disseminated to the City of Blue Lake Public Safety Commission and the City Council. Actions by the City Council and the Public Safety Commission will evolve as a more defined proposal is developed. The Council may form an Ad-Hoc Committee to assist in the evaluative process; however, it is my recommendation that the Ad-Hoc Committee's involvement be limited to a specific scope and that the conversations taking place between the City Managers and our risk advisors continue to take place.

- **Town Square Construction Project:** The Town Square project is almost complete; final work consists of the installation of the shade trellis. The lumber for the shade trellis has been donated by North Fork Lumber Company and was specialty milled to the dimensions of the shade structure. The lumber is being kiln dried and will be available for installation in the Spring. Members of the Old Crows have volunteered to install the shade structure and have been instrumental in the milling and design process. The City is preparing to submit a final reimbursement request to the State Park program which funded the construction. The contractor has been paid for their services and all work under the contract has been completed. SHN Engineering is preparing the final drawings for the site.

Parks and Recreation

- **Bike Park:** The bike park jumplines were partially paved at the end of October; paving is approximately 75% complete. We have received a generous donation from Mercer Fraser that allowed us to greatly reduce the cost of the paving. The City and our bike park partners are working towards a fundraising goal $75,000 to pay for the paving of the full site. We have launched a merchandise fundraiser and we are working with RCMBA to launch a bike raffle. Additional fundraising efforts include a Bingo Fundraiser in the Spring, as well as the submittal of two grants in February to support the project. Mercer Fraser has agreed to work with us on the fundraising campaign and will allow us to pay against the balance of the paving as funds become available. We have received a wide array of support and donations and we are confident that we will raise the funds. The paving was done by hand and a large mobilization of volunteers, equipment and materials was being organized. Fundraising continues as we continue to build out the park;

currently, we are reimbursing our volunteers for materials, fuel and equipment as funds become available. At this time, the park has been winterized and staff and our partner entities continue to pursue funding and development options. The park is gaining a lot of interest from the biking and skate community, both locally and regionally, as well as from our local economic development partners for the County.

The bike park will be a local and regional draw and will be another recreation destination point that will help to support small businesses.

- **Greenwood Truck Route**: The Greenwood Truck Route Project is substantially complete and a final punchlist has been developed. The Contractor will be performing final clean up and repair work as the weather allows. The City has a remaining project budget that will allow for additional installations, including planters, benches and additional street painting. The City is working with the landscape sub-contractor to finalize the planting installations; final installations may wait until Spring to ensure that the landscaping is not impacted by inclement weather. The City is working on the final striping for the pedestrian crosswalks; initial concepts included adding blue striping to the crossings at the school, but due to maintenance issues and visibility issues we are evaluating that concept and may be revising those options.

Capital Improvements

- **Water Tank Replacement Project:**

  Project Summary: The City has received funding from CalOES and FEMA to design, engineer, permit and ultimately construct two new water storage tanks. Currently, the City has two redwood water tanks that are both at the end of their useful lives and are experiencing regular issues related to leaking seams. The tanks are also not seismically stable and the City has been working with our partners at CalOES and FEMA to address these deficiencies through the hazard mitigation program. This project is estimated to cost approximately $2 million dollars; the project is funded through several sources, including CalOES, FEMA, USDA and the City's capital improvement fund. This project is a high priority project for the City.

  Current Status: The City's engineering firm, SHN, is in the process of completing the engineered designs and environmental permits; this work is being conducted under our CalOES funding stream. Once the project is fully

designed and engineered and environmental permits are in place, the City will move to the construction phase of the project, which will be funded through FEMA. The City will be working with USDA and our State partners to apply for additional funding to off-set the City's capital investment.

Property Negotiations

City Corporation Yard: The City has entered into an Exclusive Negotiating Agreement for the possible purchase or lease of the City Corporation Yard. A purchase proposal has been submitted and has been reviewed by the City Council. The purchase proposal has been sent to the City Attorney for formalization of a purchase agreement. The purchase agreement will be structured to ensure that the City's interest in leveraging the sale of the property for future investment and on-going revenue is protected. Currently, the developer is proposing the development of a food and recreation hub that would provide space for small businesses focused on the mountain biking community, along with those frequenting the river and the City's other recreation features. The developer has played a major role in the development and funding of the bike park and they're focused on creating economic opportunities that will take advantage of the bike park's draw, both locally and regionally. The developer is proposing to purchase the property and to assist the City in cleaning up the property and relocating the City Corporation yard. The cost of the clean up is proposed to be deducted from the appraised value of the land. Other considerations include options to deed restrict the land, and to transfer the final sale of the land to the developer upon submittal of plans and the issuance of a building permit. It is important to note that the property is zoned "Opportunity" and under that zoning there are development standards that provide a higher level of assurance that the property will be developed in a manner that encourages economic investment and longer term revenue for the City.

Recommended Next Steps: Council will receive a purchase agreement proposal from the City Attorney; the agreement will be reviewed and considered and staff provided with direction on how to proceed. My recommendation is that the City Council authorize the sale of the property and allow staff to work with the developer through a purchase agreement to begin cleaning up the property, including the removal of the existing sub-standard trailer and the accumulation of debris, metal and materials. Special

consideration should be made to the timelines and benchmarks for reaching a final property transaction.

PowerTransitions Exclusive Right to Negotiate Agreement: The City Council authorized the execution of the ERN with PowerTransitions; this agreement allows the City and PowerTransitions to develop options for sale or lease of a portion of the former power plant site for the development of a battery energy storage system. The ERN allows the Council and the community to be involved in the process, including conducting community meetings to ask questions, the opportunity to tour existing facilities and to look at the effects of selling the property.

Recommended Next Steps: Staff will work with PowerTransitions to schedule community scoping meetings and facility tours; staff will research property values, and work with PowerTransitions to evaluate demolition costs and options to remove the existing fuel piles from the site. The City Attorney will work with PowerTransitions to formulate and evaluate purchase agreement language and will provide guidance to the City Council as information is gathered and assembled. Staff will continue to work with RCEA as they continue to provide guidance and recommendations on the local and regional needs.

Powers Creek District

Baduwa't Community Project: Work continues on the Baduwa't Community Project and it is anticipated that the project will be submitted to the Planning Commission in February. The final CEQA analysis and document is under peer review and will be released for public review and comment in January. The project is designed to meet the zoning requirements set forth in the Opportunity Zone and will include approximately 45 residential units and over 10,000 square feet of commercial/retail space. The City is partnering with DANCO Communities on the development of the project; the City is providing the land for the project under a long-term lease agreement and DANCO Communities will provide all of the construction financing and future property management investment. This project will be the first investment in new retail/commercial space for the City in decades and will provide an opportunity for business development and increased retail sales tax and job generation. The residential development includes a mix of affordable units, including one, two and three

bedroom units, with a stand alone structure that includes live-work space opportunities. Additional amenities include the installation of recreation features, parking installation, trail improvements and improvements and upgrades to existing City infrastructure, including sidewalk improvements, drainage improvements, and capacity increases to our wastewater treatment plant.

Next Steps: DANCO Communities will submit a complete development package, including the CEQA document, to the Planning Commission for consideration.

Calgon Carbon: City staff have been working with the owners of the former Calgon Carbon Plant; the owners are working on a demolition plan along with environmental investigations to facilitate selling the property. The City has been in regular contact with the owners and is hopeful that the site will transition in the near future. On-going discussions include the option for the City to acquire the property, and/or private development options. This property is also zoned "Opportunity" which provides additional options for development outside of an industrial context.

Planning & Engineering Projects

McClure Water Tank Easement Negotiations: Negotiations continue with the McClure Trust regarding the easement for Tank One and the waterline. The City has operated the water tank at this location for over 100 years and has provided 3 water connections, and water to the owners in exchange for the use of the land. As the easement has expired, the City Attorney has been meeting with the trust administrator to negotiate a new easement. To date, the City has completed an appraisal of the property with a mutually agreed upon appraiser and has presented several compensation options for consideration. The City Attorney is handling all negotiations and is in regular communication with the trust administrator and her negotiating representative-**On-Going**

- **Housing Element Update:** The City Planner has presented the Housing Element and the accompanying CEQA document to the public for review and comment. To date, the City Planner has made three formal presentations of the final documents and will be hosting a "Question and Answer Session" on January 11th to provide an additional opportunity for the community to

review the document and to ask questions. Staff will be presenting the final draft to the City Council at the January 28, 2025 meeting with a recommendation of adoption.

Recommended Next Steps: City staff will present the final document(s) to the Council on January 28, 2025; Council will adopt the Housing Element via resolution. Staff will proceed to submit the document to HCD and will continue to work with HCD to achieve compliance.

City of Blue Lake

January 14, 2025

Special Council Meeting

Consent Agenda Items:

Meeting Minutes:

- September 24, 2024
- October 22, 2024
- November 12, 2024

(707) 668-5655
Fax: (707) 668-5916
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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

Tuesday, September 24, 2024 6:30 p.m. ~ Regular Council Meeting
Skinner Store Building ~ 111 Greenwood Rd., Blue Lake ~ Behind City Hall

1. **Meeting Called to Order**: 6:30 p.m.
2. **Quorum Established:** Mayor Jones, Mayor Pro-Tem Shull, Councilmember Edgar, Councilmember Scafani
   Staff Present: City Manager Mager, City Clerk Gonzalez
   Public Present: Justin Goad, John Sawatzky, Jean Lynch, Julie Christie, Erin McClure, Alex Ricca, Mardi Grainger, Kat Napier, Lynn Glenn, Martha Mead, Verda Pitts.

3. **Pledge of Allegiance**

4. **Approval of the Agenda**:

   Motion: To approve the agenda as submitted
   Motion by: Edgar
   Seconded by: Scafani
   No Public Comment
   Motion Summary: Consensus

5. **Public Comment**:
   Alex Ricca: Commented that he had submitted an application for public safety commission opening and wanted the council to be able to put a face with a name.
   Kat Napier: Comments on the truck route and the work done by the contractor.
   Julie Christie: Thanks Alex Ricca for his application to the Public Safety Commission; thanks Kat Napier for working with the contractor on the truck route.
   Lynn Glen: Commenting as a representative of CERT; states that the Safety Fair was fabulous and appreciated being a part of it; states that copies of the publication "Living on Shakey Ground" is available and the Great Shake-Out will be on October 17th.
   Mardi Grainger: Reads aloud her letter requesting funding to support Justin Goad for his work on videoing the meetings.

6. **Proclamation of the City of Blue Lake Recognizing September 30-October 6, 2024, as the Week Without Driving**
   Mayor Jones reads the staff report and introduces the item.
   Motion: To Proclaim September 30, 2024-October 6,2024 as the Week without Driving
   Motion by: Councilmember Edgar
   Seconded by: Mayor Pro-Tem Shull
   Public Comment:

Jean Lynch: Comments on the language in the proclamation regarding historical development impacts to communities of color; wants the language removed.
Julie Christie: Comments that the language regarding communities of color may be outdated.
Councilmember Scafani: States that Jean Lynch may have a point.
City Manager Mager: States that "communities of color" have been greatly impacted by infrastructure projects; major transit routes have gone through cultural sites and traditional villages; this has happened on the Yurok Reservation where the main highway was built right through sacred sites and villages. The language in the proclamation is important and should remain.
Councilmember Shull: There are multiple examples of underserved communities being impacted by these types of projects.
Motion Summary: Consensus
Mayor Jones reads the proclamation.

7. **City of Blue Lake Branding Implementation-Discussion/Direction**
Mayor Jones reads the staff report and introduces the item.
City Manager Mager presents the item and provides an overview of the branding process and the work that has been done over the years to work toward a brand for Blue Lake.
Councilmember Scafani: States that she can't distinguish the image in the logo as she drives through the round-about.
Councilmember Edgar: States that he likes everything about the branding.
Councilmember Scafani: States that the image is too dark; wants to see it in brighter colors; wants more choices.
Councilmember Edgar: States that the work was sent to Council by the commissions for consideration.

Public Comment:
Julie Christie: States her preference for the City seal.
Mardi Grainger: Comments on the public input process.
Alex Ricca: States that Blue Lake should have a "find the lake day."
Verda Pitts: States her preference for the City seal; it's timeless and professional; the new design is a fad and popular right now and should be used for recreation; the commissioners did the work to bring this forward.
John Sawatzky: The logo is bold and oversimplified; visually overstimulating and aggressive.
Beckie Thornton: States she's a graphic designer; colors are too dark.
Councilmember Scafani: States she worked for a magazine and worked with editors.

8. **Memorandum of Agreement with Fieldbrook Community Services District**
Councilmember Edgar recuses himself and leaves the room.
Mayor Jones reads the staff report and introduces the item
City Manager Mager presents the agreement, including the terms and scope of work.
Mayor Pro-Tem Shull: Asks about the end date of the agreement.
Councilmember Scafani: Requests that future amendment come back to the City Council for consideration.
Motion: To authorize the City Manager to execute the Memorandum of Agreement with the Fieldbrook Glendale Community Services District for a period of one year.
Motion by: Mayor Pro-Tem Shull
Seconded by: Councilmember Scafani
Public Comment:
Julie Christie: Comments on costs associated with providing the service.
Motion Summary: (Ayes) Mayor Jones, Mayor Pro-Tem Shull, Councilmember Scafani

9. Council Correspondence:
Mayor Jones reads a letter from Jean Lynch regarding procurement policies.

10. Consent Agenda:

Mayor Jones opens the item; Councilmember Scafani pulls the Warrants and Disbursements

9a. Meeting Minutes: July 23, 2024:

Mayor Jones asks that Councilmember Shull be referred to as Mayor Pro-Tem Shull in the meeting minutes

Councilmember Scafani asks to clarify her comments regarding the website and the General Plan page and to correct the language regarding the CDBG funds.

Motion: To approve item 9a., the meeting minutes with corrections

Motion by: Councilmember Edgar

Seconded by: Mayor Pro-Tem Shull

Public Comment:

Julie Christie: Comments on the accuracy of the meeting minutes.

John Sawatzky: Comments that the minutes are not scannable.

Motion Summary: Consensus

9b. Warrants and Disbursements

Councilmember Edgar recuses himself and leaves the room.

Councilmember Scafani: Questions why the City is paying itself for water

City Manager Mager: Explains that the City has multiple water accounts to pay for.

Councilmember Scafani: Questions disbursement to Nutter Productions.

City Manager Mager: Explains that the payment was made to the videographer that developed the City's Housing video that was funded by State funding under the REAP funding.

Councilmember Scafani: Questions the disbursement to RREDC.

City Manager Mager: Explains that the original request to pay off the loan to RREDC was not accurately reflected; staff will bring back an additional request in the future to complete the pay-off of the loan.

Motion: To approve the Warrants and Disbursements

Motion by: Councilmember Scafani

Seconded by: Mayor Pro-Tem Shull

Public Comment:

Julie Christie: Comments on the City's housing video and it's availability on the HCAOG website; comments on additional description of fund sources.

Motion Summary: Passed (Ayes) Mayor Jones, Mayor Pro-Tem Shull, Councilmember Shull (Recused): Councilmember Edgar

Councilmember Edgar re-enters the room

11. Reports of Council and Staff

Councilmember Edgar: Nothing to report

Councilmember Scafani: States that the Parks and Recreation Commission meeting was cancelled; comments on on-going work on the City's website.

Mayor Jones: Reports on the Arts and Heritage Commission meeting and the work on the town square and art-based traffic calming; reports on the Economic Development Commission meeting and the vacant building ordinance discussion and Blue Lake branding work; reports on the Chamber of Commerce meeting, Humboldt Waste Management Authority, HCAOG and the League of Cities.

Mayor Pro-Tem Shull: Reports that the RREDC meeting was cancelled; reports on the work that the Blue Lake Chamber is doing to reach out to local businesses.

Mayor Jones: Reports on the town square splash day.

City Manager Mager presents her report and provides additional information on the work on Greenwood, including the paving schedule and the coordination taking place to minimize impacts to the community and businesses. Reports on the status of the town square and the final installation of the shade trellis; reports on the status of the bike park and the amount of work that has been completed; fundraising efforts paying for fuel and equipment, with labor being donated by volunteers.

Councilmember Scafani: Questions the dates for the public comment period for the Housing Element CEQA document
City Manager Mager: Reports that the CEQA document has been released and noticed.
Mayor Jones: Questions if the document will be ready for
Councilmember Scafani: Questions the funding status for the Powers Creek Restoration project.
City Manager Mager: Reports that the project is in the design, engineering and permitting stage, including community outreach and property owner engagement. Vegetation removal may start in the Spring; additional funding applications will be written for construction.
Councilmember Scafani: Questions the flooding along Hatchery Road
City Manager Mager: Explains that the flooding is a consequence of lack of maintenance and sediment infill on private property.

Public Comment:
Julie Christie: Comments on the City Manager Report; comments on the responsibility of private property owners to manage vegetation. Requests that the Manager Report be presented at a separate meeting.

12. Future Agenda Items

a. **October 8, 2024-Special Meeting**
b. **Community Development Block Grant Close-Out**
c. **Audit**
d. **REAP Video-Blue Lake Housing**

Council discusses the review of Council applications and when they will be made available.

13. Adjournment-8:48pm
Motion: To adjourn
Motion by: Councilmember Scafani
Seconded by: Mayor Pro-Tem Shull
Motion Summary: Consensus

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Blue Lake City Council Minutes

Tuesday, October 8, 2024 6:30 p.m. ~ Special Council Meeting
Skinner Store Building ~ 111 Greenwood Rd., Blue Lake ~ Behind City Hall

1.Called to Order: 6:30 p.m.

Councilmembers Present: Mayor Jones, Mayor Pro-Tem Shull, Councilmember Edgar, Councilmember Scafani

Staff Present: City Manager Mager, City Clerk Gonzalez, Office Assistant Quigley

Public Present: Chris Firor, Winona Verda Pitts, Kat Napier, John Sawatzky, Lori Ponte, Jean Lynch, Erin McClure, Beckie Thornton, Tina Catalina, Mardi Granger, Eric Hall

2.Pledge of Allegiance

3.Approval of the Agenda

Councilmember Scafani: Requests to move item number 7, before item number 6
Motion: Approve the agenda with changes, moving item number 7 above item number 6.
Motion by: Councilmember Edgar
Seconded by: Mayor Pro-Tem Shull
Public Comment: None
Motion Summary: Consensus

4.Public Comment on Items not on the Agenda: None

5. Public Hearing-Close-out of the Community Development Block Grant Library Improvement Project.
Mayor Jones introduces the item and reads the staff report
City Manager Mager presents the item and asks Council to open the public hearing.
Mayor Jones opens the public hearing-No comments received
Public Hearing is closed

Motion: Authorize the City Manager to close out the grant and to submit all necessary documents.
Motion by: Mayor Pro-Tem Shull
Seconded by: Councilmember Edgar
Motion Summary: Consensus

6.Council Correspondence
Mayor Jones reads letters of support for appointment of Chris Firor and reads petition and names of signers in support of John Sawatzky to the City Council.

7.City Council Vacancy-Discuss, Consider and Possibly Appoint a Qualified Applicant to Fill City Council Seat Vacated on July 24, 2024 – Discussion/Action
Mayor Jones introduces the item and reads the staff report. The City received four applications for the Council vacancy; applications were received from John Sawatzky, Verda Pitts, Kat Napier and Chris Firor. Mayor Jones asked each candidate to introduce themselves to the Council and the public.

Public Comment:
Eric Hall: Spoke in support of Chris Firor

- Chris Firor: Introduces himself and his vision for Blue Lake.
- Verda Winona Pitts: Introduces herself and states her support for John Sawatzky.
- Kat Napier: Introduces herself and comments on the work of the City Manager; states her qualifications regarding revenue generation.
- John Sawatzky: Introduces himself and his goals; interested in the Powers Creek District and potential for revenue generation.

Council discusses the appointment; Councilmember Scafani comments on appointing someone with Council experience.
Motion: To appoint John Sawatzky to the Vacancy
Motion By: Councilmember Scafani

Councilmember Edgar: Comments that all of the applicants are dedicated and would do well.
Motion: To Appoint Chris Firor to the Vacancy

Councilmember Scafani: States that Chris Firor is the least qualified for the Council position
Seconded by: Mayor Jones

Councilmember Shull: Comments that there is a lot of support for John Sawatzky and that will come out in the election and there is a lot of support for Chris Firor. States her support of Chris Firor.

Public Comment:
Kat Napier: Comments on John Sawatzky being the most qualified.
Lori Ponte: Comments on the number of people that signed the petition in support of John Sawatzky.
Jean Lynch: Comments on John Sawatzky's qualifications and the City's General Plan.
Beckie Thornton: Comments on the need to have experience on the Council.
Erin McClure: Comments on John Sawatzky's qualifications.
Tina Catalina: States her support of Chris Firor and his abilities.
Verda Pitts: States her opinion on the process.
Mardi Granger: States that Chris is the least prepared for the position.
John Sawatzky: Accepts Council's decision and supports Kat for Mayor.

Chris Edgar: States that his constituents came to him in support of Chris Firor.
Mayor Jones: Clarifies that Councilmembers have not conducted back room discussions; the Brown Act prevents this.
Lori Ponte: Comments that no one said that back room discussions took place; maybe it was implied but it wasn't said out loud.
Motion Summary: Ayes: Jones, Edgar, Shull Nays: 0; Abstention: Scafani

City Clerk Gonzalez issues the oath of office to Chris Firor; Councilmember Firor assumes his place at the table with the Council.

8. Consent Agenda-No items

9. Reports of Council and Staff:

- Councilmember Edgar: Nothing to report
- Councilmember Scafani: Reports on RCEA decision to not accept nuclear power allocation.
- Mayor Jones: Comments on the Maddy Act and reallocating commission positions; provides report on the Economic Development Commission and their work on retail cannabis investigation, and vacant building ordinance recommendation.
- Mayor Pro-Tem Shull: Nothing to report
- Councilmember Firor: Nothing to report.

10. Future Agenda Items:

a. Maddy Act
b. Metal Roof Ordinance
c. Fiscal Audit
d. Closed Session-Property Negotiations
e. CAP Presentation

11. Motion to Adjourn

Motion by: Councilmember Scafani
Seconded by: Councilmember Edgar
Motion Summary: Consensus

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Blue Lake City Council Minutes

Tuesday, November 12, 2024, 2024 6:30 p.m. ~ Special Council Meeting
Skinner Store Building ~ 111 Greenwood Rd., Blue Lake ~ Behind City Hall

1.Called to Order: 6:30 p.m.

Councilmembers Present: Mayor Jones, Mayor Pro-Tem Shull, Councilmember Edgar, Councilmember Scafani, Councilmember Firor

Staff Present: City Manager Mager, City Clerk Gonzalez, Office Assistant Quigley

Public Present: Kit Mann, Rebecca Zettler-Mann, Scott Frazer, Stephen Kullman, Elissa Rosado, Kat Napier, Michelle Lewis-Lusso, Lori Ponte, Dave Ponte, Sherri Green, Charis Bowman, Julie Christie, Erin McClure, Jean Lynch, John Sawatzky, David Glen, Marnin Robbins

2.Pledge of Allegiance

3.Approval of the Agenda

Motion: To approve the agenda as presented
Motion by: Councilmember Edgar
Seconded by: Mayor Pro-Tem Shull
Public Comment: None
Motion Summary: Consensus

4.Public Comment on Items not on the Agenda:
Scott Frazer: Requests a public hearing on the RV park at the biomass plant at the next Council meeting.
Julie Christie: Comments on the date change for Annie & Mary Day, the liability associated with the bike park and drainage on the truck route.

5. Presentation by PowerTransitions Regarding Potential Development of a Portion of the former Blue Lake Power Site for Battery Storage
Mayor Jones introduces the item and reads the staff report

Jeff Goldstein, PowerTransitions Manager, introduces himself and his company. PowerTransitions is interested in developing a battery energy storage system project at the former biomass plant; the project would install a battery system to capture renewable energy and send it back onto the grid. PowerTransitions acquires retiring power plants to repurpose the sites into renewable energy projects. This includes demolishing the existing facilities, remediating the sites and restoring the tax base. The company proposes

to acquire six acres of City-owned land, demolish the existing facilities, clean up the site and install a 12.5MW Lithium Iron Phosphate battery storage system. A future project would increase the project to 100MW of battery storage.

Manager Mager: Provides an overview of the City's efforts to evaluate a battery storage project; the project has been in the planning stages for four years and was designed as part of the RV park and campground project. The City has been working with Redwood Coast Energy Authority to evaluate options and opportunities at the property, including a battery storage project. The City is looking to leverage the existing infrastructure to clean up the site and move forward with future development projects. This is a path that has been moving forward for a number of years and staff has been evaluating options and opportunities to bring back to the Council and the community.

Mayor Jones: Questions if the project would have a manager on-site.
Jeff Goldstein: States that the project does not require on-site management; there is security but the project is monitored remotely and is inspected periodically. A security company would be engaged to provide routine inspections of the facility.
Councilmember Edgar: Questions how long the Lithium Iron Phosphate batteries have been being used?
Jeff Goldstein: States that the batteries have been in use for a number of years.
Mayor Pro-Tem Shull: Questions the life span of the batteries and who is responsible for replacing them.
Councilmember Edgar: Questions if PowerTransitions would be building the recreation facilities?
Jeff Goldstein: They would not be building the recreation facilities but could install EV charging stations.
Mayor Jones: Asks is PowerTransitions would be investing in the RV park and campground.
Manager Mager: Clarifies that the City would be developing the RV park and campground.
Councilmember Scafani: Questions why the development proposal includes the six acres and a future plan for the full parcel.
Jeff Goldstein: Clarifies that in the future, PowerTransitions would be interested in acquiring or leasing the larger site if the City wanted to pursue a larger project. The full 100MW project would fit in the six acres.
Mayor Pro-Tem Shull: Has RCEA seen this presentation?
Jeff Goldstein: They're excited about the project and want to see Blue Lake succeed.
Councilmember Firor: Are there concerns with flood issue and earthquakes?
Jeff Goldstein: States that flood doesn't seem to be an issue, but pads could be elevated if necessary; the power plant has never been flooded. All facilities will be built to earthquake standards. The project proposes the installation of eight containers.

Public Comment:

Kit Mann: Questions if the proposal includes clean up of the whole site, including the chips.
Jeff Goldstein: States that that is the intent, the chips are more difficult to get rid of and they're looking for options.
Kit Mann: What is the source of the energy?
Jeff Goldstein: The power will be purchased from PG&E from the grid; the power will be purchased when the costs are low and sent back out to the grid when the usage and costs are high.
Kit Mann: Can the existing lines handle 100MW.
Jeff Goldstein: The existing lines can handle 100MW.
Dave Ponte: Questions purchasing the energy from PG&E.
Jeff Goldstein: States that a combined solar and battery storage project would require a large parcel of land to be feasible. There are many stand-alone battery storage projects.
Councilmember Scafani: States that RCEA has evaluated a solar project on the power plant site but found that it wasn't feasible.

Jeff Goldstein: Building solar on a small lot like 20 acres is not economically viable; the capital costs are too high for small tracts of land.
Mardi Granger: States her dislike for batteries and mining associated with batteries; new technologies and patents are going to be released.
Julie Christie: Comments that a new Council will be seated and this Council should not take action; supports renewable energy but doesn't support selling properties.
Stephen Khullman: Questions the CAISO process and what happens to the clean up of the site if they have to go through a longer process?
Jeff Goldstein: States that they're committed to cleaning up the site if it takes longer to get approval from CAISO.
Councilmember Scafani: Questions when the batteries are charged.
Jeff Goldstein: Clarifies that the batteries are being charged whenever they need to be charged; it's a load and price balancing.
Lin Glen: Questions how the City will receive revenue from the project.
City Attorney Plotz: This would be determined through a negotiation process; this could include purchase or lease payments.
Lin Glen: Questions future clean up of the site and who would be responsible.
Jeff Goldstein: PowerTransitions would be responsible for cleaning the site.
Jean Lynch: Question PowerTransitions concern regarding flooding from the levee.
Jeff Goldstein: States that they would be evaluating the issues through the CEQA process.
Beckie Thornton: Comments on language in the general plan supporting leasing land.
Kat Napier: Questions the number of sites that PowerTransitions leases versus owns.
Jeff Goldstein: States that most of the facilities are leased; the sites that need remediation are usually purchased.
Kat Napier: What is the difference between leasing and purchasing?
Jeff Goldstein: The cost of remediation of a site is a determining factor; if they have to pay to clean up the site they need the value of the land to make it feasible. If the City can clean up the site and pay for the remediation, they would be interested in leasing.
Sherri Star: Comments on safety standards and other cities implementing moratoriums until higher safety standards could be implemented. Questions if the City's insurance carrier has been consulted and if the premiums would increase.
Jeff Goldstein: The fire commented on was older battery technology and not the same technology that is being proposed.
Sherri Star: Why is Blue Lake being offered technology that is a higher standard than other wealthier communities are being offered?
Jeff Goldstein: States that the company uses the latest technology to ensure safety.
John Sawatzky: Asks if PowerTransitions would upgrade their facilities if new technology is available and would the City be a part of that decision?
Jeff Goldstein: Affirms that the systems are designed to be upgraded and the City could be involved in that discussion.

Public Comment Closed.

6. Consider approval of Exclusive Right to Negotiate Agreement with PowerTransitions Operations LLC
Mayor Jones introduces the item
City Attorney Plotz provides an overview of the proposed agreement; recommends that the Council appoint two Councilmembers to a negotiating team to participate in the negotiation of a possible agreement for future consideration by the Council. The agreement does not bind the City to an agreement with PowerTransitions;

it does obligate the City to negotiate in good faith and exclusively with PowerTransitions for a period of time. There are several milestones that would need to be met and the process will take a period of time, up to a year.
Mayor Jones: Questions limitations of liability language in the ERN; what does ERN stand for?
Attorney Plotz: ERN is the exclusive right to negotiate.
Councilmember Scafani: Questions entering into the agreement if the City is not willing to sell the property. Doesn't feel that the City is in a position to consider a sale at this time; although the City has been working on this and working with RCEA on a battery storage facility. She's not ready to take this step even though staff has been working on this for a long time.
Mayor Jones: Would like to see land leased; there's zoning, but it takes control away.
Councilmember Scafani: If we were to sell the land, would we have to declare the land surplus?
Attorney Plotz: Clarifies that the land doesn't meet the HCD requirements for declaring it surplus lands.
Mayor Pro-Tem Shull: Not comfortable making a decision when there will be a new Council.
Councilmember Edgar: Agrees with Mayor Pro-Tem Shull; it will be a new Council that will make any future decisions on leasing or selling.

Motion: To continue the item until the January Council meeting.
Motion by: Councilmember Scafani
Mayor Pro-Tem Shull: States that she thinks the project would be a shining star for Blue Lake and is not against the project.
Attorney Plotz: Explains that the item was brought forward at this meeting due to the solicitation process that RCEA is going to release and that Jeff Goldstein wouldn't be available at the next Council meeting.
Seconded by: Mayor Pro-Tem Shull

Public Comment:

Julie Christie: Appreciates the Council's decision to continue the item.
Lori Ponte: Thanks the Council and recommends holding a community meeting to answer questions from the community.
Beckie Thornton: Thanks the Council and agrees that a community meeting should be held.
Kit Mann: Why isn't Land Gas completing the removal as required by their lease?
Attorney Plotz: Clarifies that the demolition and clean up was not insured and the entity is defunct.
Attorney Plotz: States that he asked PowerTransitions if they would bond the project and they agreed.
Lin Glen: Thanks the Council for their decision; doesn't support selling the land.
Motion Summary: Consensus

7.Council Correspondence-None

8. Consent Agenda-No items

9. Reports of Council and Staff:
Mayor Jones: States that she will be attending upcoming meetings.
Councilmember Edgar: Nothing to report
Councilmember Scafani: Reports on Parks and Recreation meeting and upcoming holiday events.
Mayor Pro-Tem Shull: Reports on RREDC meeting and the Blue Lake Chamber of Commerce Meeting.
Councilmember Firor: Will report on the EDC meeting at the next Council meeting

10. Future Agenda Items:

- City Council December Meeting on December 10th
- Security at the power plant

11. Motion to Adjourn (8:32pm)

Motion by: Councilmember Scafani
Seconded by: Councilmember Edgar
Motion Summary: Consensus

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