



Blue Lake City Council Minutes

Tuesday, December 2, 2025 ~ 6:30 p.m. ~ Special Council Meeting
Skinner Store Building ~ 111 Greenwood Rd., Blue Lake ~ Behind City Hall

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- 1 **1. CALL TO ORDER, ROLL CALL** - Mayor John Sawatzky called the meeting to order at
2 6:30 p.m.
- 3 **2. PLEDGE OF ALLEGIANCE AND ESTABLISH A QUORUM OF THE COUNCIL**
4 **COUNCIL MEMBERS PRESENT:** Mayor John Sawatzky, Mayor Pro Tem Elise Scafani,
5 Council Member Napier, Council Member Terri Bayles, Council Member Michelle Lewis-
6 Lusso
7 **COUNCIL MEMBERS ABSENT:** None
8 **STAFF PRESENT:** Interim City Manager Jill Duffy, City Attorney Ryan Plotz, Emily
9 Woods, Park & Recreation Department and Videographer Justin Goad
10
- 11 **3. APPROVAL OF THE AGENDA** – Motion by Council Member Scafani to approve agenda
12 as presented, Second by Council Member Bayles. Motion passed unanimously.
13
- 14 **4. PUBLIC COMMENT ON NON-AGENDA ITEMS –**
15 **Adelene Jones** – as Chair of Safety Commission:
16 i. Informed Council the Commission will move forward with purchase of 500
17 refrigerator magnets thanks to generous donation from the Juanita Club
18 and Mad River Grange in the amount of \$200.
19 ii. Need for New Year’s Eve signage and banner regarding use of illegal
20 fireworks within the City for posting at the Museum. Adelene noted she
21 secured permission to post.
22
23 Council Member Scafani informed the public that a banner had been printed and
24 provided to City Hall, thanks to the generous donation by three of the Safety Commission
25 members.
26
27 **Martie Grainer** – Addressed Council regarding Housing.
28
29 **Julie Christie** – Noted that 1) HCAOG has taken up the RHNA and HCD
30 Requirements. Does not support the current allocation and demographic spread, asked
31 that the City prepare correspondence to HCAOG and 2) Concerned about tracking of
32 donations from the Safety Commission
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5. CONSENT AGENDA - NONE

PUBLIC HEARING ITEMS:

6. INTRODUCE ORDINANCE NO. 546 – Garry Rees, Planning Consultant Provided A Presentation On The Housing Element Implementation Program Hi-14 (Rezoning And By Right Procedures) And CEQA Mitigated Negative Declaration Overview.

OPEN THE PUBLIC HEARING TO PUBLIC COMMENT. The following individuals addressed Council:

- a. **Adelene Jones**-Pleased and supportive of Ordinance adoption and affordable housing.
- b. **Lin Glenn** – importance of keeping the trail as natural and ensure adequate set back from O Zone to Trail. Also referenced a conversation she had with Garry Rees regarding the State Bonus Density Law.
- c. **Julie Christie** – Thought some of the process was inadequate, need for General Plan Update, addressed flooding of creek and setbacks, concerned that the quality of life for residents in the proposed zoning area will be diminished. Would like more Community conversations.

Council members asked questions of staff. Council member Bayles inquired about the area hydrology and flooding, and state of the levee due to the FEMA decertification status and whether development is appropriate for the area. Garry Rees noted that the Flood Zone is within the 500-year Flood Map, that while the levee needs repairs, the levee is considered adequate within the CEQA analysis. Further, that a comprehensive stormwater and flood analyses would be part of a General Plan Update and Environmental Impact Report. Moreover, Council Member Bayles is concerned about the moral responsibility of flood protection, then referenced the 2011 FEMA letter that noted the levees don't meet standards, questioning whether HCD is aware of the levee vulnerabilities. Garry acknowledged that these issues were raised in 2017, and that the City has not received instruction *not* to proceed with development. Garry will follow up on her queries and attempt to provide a response from either FEMA, Dept. of Water Resources, County or U.S. Corp of Engineers at the December 23, 2025 meeting when the second ordinance reading will be conducted.



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Councilmember Napier asked Councilmember Bayles if her concerns would be reduced if staff inquired with FEMA for clarification about levee protection for the areas within the 500 year flood plain. She then inquired about the ability to set landscaping requirements to address Lin Glenn's concerns. Garry Rees responded that because the parcel in question is City-owned, that the City should include the requirement as part of future lease criteria.

Councilmember Lewis-Lusso inquired about alternative sites.

Councilmember Scafani referred to the levee issues identified by Councilmember Bayles.

Garry Rees reminded Council that development would occur with a willing developer – the zoning designation by itself does not guarantee development. That developers will assess the risks of flooding.

Mayor Sawatzky inquired about State Bonus Density Law, as did Council Member Bayles. Garry Rees responded that there are tables provided by the State of California which outline the criteria.

Councilmember Napier inquired about the industrial parcel, the chip pile and plans to demolish.

Motion by Council Member Napier, Second by Councilmember Scafani to conduct the first reading of Ordinance 546, an Ordinance of the City Council of Blue Lake Adopting Amendments to Title 17, Zoning Regulations of the Blue Lake Municipal Code, By Adding Section 17.20.070, Multi-Family Or MF Combining Zone, and Amending the Zoning Map to Apply The Multi-Family Combining Zone to a 1-Acre Portion of Assessor's Parcel Number 025-201-023 and Adopting a Mitigate Negative Declaration; Waive Reading of the Text and Consent to Read by Title Only.

Roll Call Vote: Ayes – Napier, Lewis-Lusso, Sawatzky, Scafani
Noes-Bayles

Motion Passes: 4:1 No abstentions



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ITEMS FOR COUNCIL DISCUSSION OR ACTION

7. CONSIDER INTRODUCTION AND CONDUCTING FIRST READING OF ORDINANCE NO. 549, AN ORDINANCE AMENDING CHAPTER 13.12 REGULATING CROSS CONNECTIONS. This ordinance was originally introduced at the June 10, 2025 Special Council meeting however there was a lack of an assigned ordinance number. The Ordinance was re-introduced for a first reading by title only.

Public Comment: Julie Christie

Motion by Council Member Scafani to introduce and conduct the first reading by title only of Ordinance 549 to amend Chapter 13.12 of the City's Municipal Code, **Second by Council Member Lewis-Lusso.**

Roll Call Vote: Ayes – Napier, Lewis-Lusso, Sawatzky, Scafani and Bayles

Motion Passes: 5:0

At 8:10 pm the Council took a 5-minute break and returned to session at 8:15 pm

8. APPROVE MEMORANDUM OF UNDERSTANDING WITH CA HOUSING COMMUNITY DEVELOPMENT.

The purpose of the Memorandum of Understanding between the City of Blue Lake and the California Department of Housing and Community Development (HCD) is to establish a mutually accepted timeline and framework to allow the City to come into compliance with State Housing Element Law for both the Sixth and Seventh planning cycles. Entering into this MOU avoids referral to the State Attorney General and the imposition of statutory fines or penalties for the City's longstanding noncompliance. The MOU serves as a structured path for the City to complete the rezoning and other actions necessary for HCD to determine that the Housing Element is in substantial compliance with state law.

Public Comment: Julie Christie supports Council approving the MOU.

Motion by Councilmember Lewis-Lusso to approve Resolution 1244 Authorizing the City Manager to Execute the Memorandum of Understanding with the California Department of Housing and Community Development. **Second by Council Member Scafani.**

Voice Vote: Unanimous support to approve the motion



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9. COUNCIL CORRESPONDENCE – Distributed Kent Sawatzky’s email received Friday,
November 28.

10. REPORTS OF COUNCIL AND STAFF

- a. **Ad hoc Committee Reports** – Council members outlined the following ad hoc committees being 1) Napier and Bayles on the Budget Ad hoc Committee, 2) Napier and Scafani on the City Manager Recruitment Ad hoc Committee, 3) Napier and Sawatzky on the (insert), 4) Lewis-Lusso and Napier on the City Clerk Ad hoc Committee, and 5) Scafani is on the Transparency Ad hoc Committee with the objective of posting items to social media.
- b. **Commission Updates**
 - i. Safety Commission: Request for speed bump considerations. The City Engineer is expected to attend the January meeting to address this topic and process. The I Street Survey’s were distributed and should be returned to City Hall. That Neighborhood POD meetings were being held and noted a request to ask Blue Lake Fire Dept. to provide updates to the Commission.
- c. **City Manager Report** – 1) Interim City Manager Duffy informed Council that due to having less than 200 hours of remaining time, she will reduce her work week to about 20 hours per week pending either the hiring of a permanent City Manager or Acting City Manager; and 2) She will add “Future Agenda Items” to the agenda template.

11. CLOSED SESSION:

- a. **PUBLIC COMMENT** on closed session agenda items: None received.
Council adjourned at 8:40 p.m. to discuss the following:
- b. **CONFERENCE WITH LEGAL COUNSEL**, Significant Exposure to Litigation. One Case (Government Code § 54956.9(b)(3)(A).
- c. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Property: Portions of APN Nos. 312-131-037-000, 312-131-045-000, 312-131-046-000, and 312-190-010-000, in the unincorporated area of the County of Humboldt, State of California
Agency Negotiator: Jill Duffy, Interim City Manager; Ryan Plotz (attorney for City)
Negotiating parties: Erin McClure, Trustee
Under negotiation: Price and terms



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d. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

Property: Approximately three (3) acres of land that is a portion of City owned
Assessor's Parcel Numbers 312-161-018-000 and 312-161-015-000
Agency Negotiator: John Sawatzky, Kat Napier, Interim City Manager Jill Duffy
and Ethan Walsh (attorney for City) and Russ Gans (attorney for City)
Negotiating parties: DANCO parties Chris Dart, McKenzie Dibble
Under negotiation: Price and terms of payment.

12. REPORT OUT OF CLOSED SESSION. Council reconvened at Skinner Store at 11:43
p.m. No Final Action to Report Out.

13. Adjourn

Jill K Duffy
Acting City Clerk, City of Blue Lake