



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 3. **APPROVAL OF THE AGENDA** – Motion by Council Member Scafani to approve agenda
11 as presented, Second by Council Member Bayles. Motion passed unanimously.

12 4. **PUBLIC COMMENT ON NON-AGENDA ITEMS** –

13 **Adelene Jones** – as Chair of Safety Commission:

14 i. Informed Council the Commission will move forward with purchase of 500
15 refrigerator magnets thanks to generous donation from the Juanita Club
16 and Mad River Grange in the amount of \$200.
17 ii. Need for New Year's Eve signage and banner regarding use of illegal
18 fireworks within the City for posting at the Museum. Adelene noted she
19 secured permission to post.

20 Council Member Scafani informed the public that a banner had been printed and
21 provided to City Hall, thanks to the generous donation by three of the Safety Commission
22 members.

23 **Martie Grainer** – Addressed Council regarding Housing.

24 **Julie Christie** – Noted that 1) HCAOG has taken up the RHNA and HCD
25 Requirements. Does not support the current allocation and demographic spread, asked
26 that the City prepare correspondence to HCAOG and 2) Concerned about tracking of
27 donations from the Safety Commission



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40 **5. CONSENT AGENDA - NONE**

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42 **PUBLIC HEARING ITEMS:**

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

46

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

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

58

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



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73 Councilmember Napier asked Councilmember Bayles if her concerns would be reduced if
74 staff inquired with FEMA for clarification about levee protection for the areas within the
75 500 year flood plain. She then inquired about the ability to set landscaping requirements
76 to address Lin Glenn's concerns. Garry Rees responded that because the parcel in
77 question is City-owned, that the City should include the requirement as part of future
78 lease criteria.

80 Councilmember Lewis-Lusso inquired about alternative sites.

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

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

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

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

95 **Motion by Council Member Napier, Second by Councilmember Scafani** to conduct the
96 first reading of Ordinance 546, an Ordinance of the City Council of Blue Lake Adopting
97 Amendments to Title 17, Zoning Regulations of the Blue Lake Municipal Code, By Adding
98 Section 17.20.070, Multi-Family Or MF Combining Zone, and Amending the Zoning Map to
99 Apply The Multi-Family Combining Zone to a 1-Acre Portion of Assessor's Parcel Number
100 025-201-023 and Adopting a Mitigate Negative Declaration; Waive Reading of the Text
101 and Consent to Read by Title Only.

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

105 **Motion Passes: 4:1** No abstentions



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110 **ITEMS FOR COUNCIL DISCUSSION OR ACTION**

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

117 **Public Comment:** Julie Christie

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

121

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

123 **Motion Passes:** 5:0

124

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

126

127 **8. APPROVE MEMORANDUM OF UNDERSTANDING WITH CA HOUSING COMMUNITY**
128 **DEVELOPMENT.**

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

137

138 **Public Comment:** Julie Christie supports Council approving the MOU.

139

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

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Voice Vote: Unanimous support to approve the motion

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

147 **10. REPORTS OF COUNCIL AND STAFF**

148 a. **Ad hoc Committee Reports** – Council members outlined the following ad hoc
149 committees being 1) Napier and Bayles on the Budget Ad hoc Committee, 2)
150 Napier and Scafani on the City Manager Recruitment Ad hoc Committee, 3) Napier
151 and Sawatzky on the (insert), 4) Lewis-Lusso and Napier on the City Clerk Ad hoc
152 Committee, and 5) Scafani is on the Transparency Ad hoc Committee with the
153 objective of posting items to social media.

154 b. **Commission Updates**

155 i. Safety Commission: Request for speed bump considerations. The City
156 Engineer is expected to attend the January meeting to address this topic
157 and process. The I Street Survey’s were distributed and should be returned
158 to City Hall. That Neighborhood POD meetings were being held and noted
159 a request to ask Blue Lake Fire Dept. to provide updates to the Commission.

160 c. **City Manager Report** – 1) Interim City Manager Duffy informed Council that due
161 to having less than 200 hours of remaining time, she will reduce her work week to
162 about 20 hours per week pending either the hiring of a permanent City Manager
163 or Acting City Manager; and 2) She will add “Future Agenda Items” to the agenda
164 template.

165 **11. CLOSED SESSION:**

166 a. **PUBLIC COMMENT** on closed session agenda items: None received.
167 Council adjourned at 8:40 p.m. to discuss the following:

168 b. **CONFERENCE WITH LEGAL COUNSEL**, Significant Exposure to Litigation. One
169 Case (Government Code § 54956.9(b)(3)(A)).

170 c. **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

171 Property: Portions of APN Nos. 312-131-037-000, 312-131-045-000, 312-131-
172 046-000, and 312-190-010-000, in the unincorporated area of the County of
173 Humboldt, State of California

174 Agency Negotiator: Jill Duffy, Interim City Manager; Ryan Plotz (attorney for City)
175 Negotiating parties: Erin McClure, Trustee

176 Under negotiation: Price and terms

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185 **d. CONFERENCE WITH REAL PROPERTY NEGOTIATORS**

186 Property: Approximately three (3) acres of land that is a portion of City owned

187 Assessor's Parcel Numbers 312-161-018-000 and 312-161-015-000

188 Agency Negotiator: John Sawatzky, Kat Napier, Interim City Manager Jill Duffy

189 and Ethan Walsh (attorney for City) and Russ Gans (attorney for City)

190 Negotiating parties: DANCO parties Chris Dart, McKenzie Dibble

191 Under negotiation: Price and terms of payment.

192

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

195

196 **13. Adjourn**

197

198 Jill K Duffy

199 Acting City Clerk, City of Blue Lake