

McKinleyville Municipal Advisory Committee
ZOOM PLATFORM - ONLINE MEETING
February 24, 2021 6:00 pm

MINUTES

1. Attendance

Members Present: Maya Conrad, Bonnie Oliver, Twila Sanchez, Pat Kaspari, Greg Orsini, Kevin Jenkins, Barbara Georgianna.

Members Absent: Kevin Dreyer

Guests: Steve Madrone, 5th District Supervisor, Sean Campbell, Arcata Fire District, Patti Clinton, Soroptimist International of Arcata, Leslie Frisbee, Charlie Caldwell and Jason Orlandi of the McKinleyville Parks and Recreation Committee, John Ford, Director of Humboldt County Planning Division (HCPD), Michael Richardson, HCPD Supervising Planner, John Miller, HCPD Senior Planner, Kash Boodjeh, Architect.

2. Review and approval of Minutes

The minutes of the January 27, 2021 meeting were reviewed. A motion was made by Greg Orsini and seconded by Kevin Jenkins to approve the minutes as submitted.

VOTE:

YES: Maya Conrad, Barbara Georgianna, Twila Sanchez, Pat Kaspari, Greg Orsini, Kevin Jenkins and Bonnie Oliver.

NO: none

ABSTENTION: none

3. Community Safety Updates

Arcata Fire District Battalion Chief Sean Campbell:

Chief Campbell presented a PowerPoint presentation on the 2020 Year End Report. The presentation included information on Incident By Type, Breakdown of Structure Fires and Other Incidents, Fire Loss Values, Incident Count By Shift and Station, Overlapping Incidents and Incident Count by Time of Day for 2020. He reported that they have 19 applicants for their 5 current vacancies. He also reported on February 2021 fire incidents including arson fires at Valley West and the old Emerson Mill near Manila and a residential fire in Arcata.

4. Public Comment Period for Items not on Agenda: none

5. Event Announcements:

Bonnie Oliver announced the PacOut Green Team's McKinleyville Trash Bash happening on Saturday, February 27 from 9:00 to 10:30 am, meeting in the Eureka Glass parking lot.

6. Discussion / Information / Action Items

A. Election of MMAC Officers for 2021:

Kevin Jenkins moved that MMAC retain the current officers to serve for 2021. They include:

- Maya Conrad - Chair
- Kevin Dreyer – Vice Chair
- Bonnie Oliver - Secretary

Greg Orsini and seconded the motion.

VOTE:

YES: Maya Conrad, Greg Orsini, Barbara Georgianna, Kevin Jenkins, Twila Sanchez, Bonnie Oliver, Pat Kaspari.

NO: none

ABSTENTION: none

B. Review and Approve Soroptomist International of Arcata’s Proclamation for International Womens Day:

Chair Maya Conrad read the Proclamation and introduced Patti Clinton who was in attendance from Soroptomist International of Arcata. Patti thanked MMAC for their interest and shared contact information for those interested in more information on Soroptomist International.

Barbara Georgianna moved and Bonnie Oliver seconded a motion to recommend support of the Proclamation to the Board of Supervisors.

VOTE:

YES: Maya Conrad, Greg Orsini, Barbara Georgianna, Kevin Jenkins, Twila Sanchez, Bonnie Oliver, Pat Kaspari.

NO: none

ABSTENTION: none

C. MCSD BMX Park Presentation:

Leslie Frisbee, Director of MCSD Parks and Recreation and Parks and Recreation Committee members Charlie Caldwell and Jason Orlandi presented information on BMX Tracks, the sport of BMX and preliminary Development Plan for a new park with a BMX Track and other park amenities on the MCSD property on School Road. Lesley mentioned that they are applying for a funding grant with an application due date of March 12. Various community members asked questions about the access, traffic, parking various other elements in the plan drawing which the presenters addressed. Supervisor Madrone recommended that they get together with HC Public Works to try to come up with a solution to Washington Avenue traffic issues. Comments offering help with planning and fundraising were also posted in the Zoom Chat notes. Jason referred them to their very basic Facebook page with links to the GoFundMe campaign.

D. Town Center Community Conversation:

John Ford, Michael Richardson and John Miller of the Humboldt County Planning Division hosted Zoom Breakout Rooms to have discussions with subgroups of meeting attendees to discuss the questions:

- Who are we as McKinleyville?
- Where do we want to be in 40 years?
- How do you hope that the Town Center will accomplish that?

- What is missing in the planning that you've seen / heard so far?

Chair Maya Conrad successfully divided the group into the three chat rooms. Each room appointed a MMAC member to record the notes and a community member to give a summary report to the full group at the end of the chat room sessions. The notes from the three chat room discussions are attached to the end of these minutes as Attachment 1. Community and MMAC members expressed support for the Zoom Breakout Room format.

E. MCSD Update, Latent Powers:

MCSD General Manager Pat Kaspari reported that in their February 3, 2021 meeting the MCSD board directed district staff to prepare a Policy Statement for Board approval that:

1. Formalizes the meetings between District Board President, General Manager and MMAC chair and Fifth District Supervisor,
2. Providing a stipend not to exceed \$3000 (to be budgeted for the upcoming 2021-2022 Fiscal Year), and/or provides for in-kind contributions in District Staff and Office Support,
3. Continue to provide meeting space support at McKinleyville Middle School,
4. Provide letters of support for MMAC Grants, etc. as appropriate and Board Approved,
5. Establishes an annual joint meeting between MMAC and MCSD Boards.

F. Appoint MCSD Community Forest Committee Member:

Pat Kaspari mentioned that the committee formation is still a few months away so the appointment could wait. Chair Maya Conrad asked MMAC members to let her know if they are interested in serving on this committee. Kevin Jenkins and Maya Conrad both expressed an interest in serving on this committee.

7. Ad Hoc MMAC Rules and Regulations Subcommittee report

Bonnie Oliver reported that the subcommittee met on February 18, 2021 and has started their work on suggested revisions, reorganization and additions to the Rules, Regulations and Procedures for the Establishment and Operation of the MMAC. They have a number of questions that they would like to have help and input on from the other MMAC members prior to submitting a proposed draft for formal review. Bonnie asked how this preliminary draft with questions noted could be circulated to the MMAC without violating the Brown Act. Supervisor Madrone recommended that we submit it to BOS Clerk Kathy Hayes and she distribute the document to the MMAC, and that he would contact her to ask her to help with this.

8. Board general comments: none

9. Next Meeting

Our next regular MMAC meeting will be Wednesday, March 31, 2021 at 6:00 pm, Zoom format. A date for a future Special Meeting focused on the Town Center Ordinance is to be determined and announced.

10. The meeting was adjourned at 8:34 pm.

Respectfully submitted, Bonnie Oliver

Attachment 1 – Zoom Breakout Room Notes

Town Center Community Conversation

McKinleyville Municipal Advisory Committee Meeting, February 24, 2021

Breakout Room 1: (Michael Richardson host)

- We're a fairly humble, rural residential community with strong individuals who have wanted to bring the community together with a sense of place.
- That's why it's a challenging task. Strong sense of family, We like our greenspace and views of the mountains and spaciousness between houses.
- TC is possibility to be the heart of McK. One of the biggest obstacles is Central Ave and connecting the east side of Central with the rest of McK.
- McK is becoming a much more diverse community. What place makes sense to be the heart of McK? McK needs more of a sense of place.
- It's a community that's evolving. In 40 years, McK is going to be built out so the planning we're doing now is really important.
- Zoning is important to make sure we end up with something we want.
- McK is really collaborative! Difficulty is how to implement ideas. Everyone is willing, but how?
- Don't lose sight of the Wiyot history and the Native Americans who inhabited the land first - how can that be included? Make sure we don't end up with "box" stores like Dollar General and Frito Lay building - we can't let more of that happen.
- Keep our history. This is very much a "working town."
- 100s of people came to the Pop Up Museum and loved to see the history of McKinleyville.
- We want it to be reflected as multicultural and multi faceted
- Not cutesy village-type architecture, but an array of architecture. In 40 years, we want to see more young people and families. Need to engage school communities and teens more because they're our future.
- It's an extraordinary opportunity to envision what our community will look like in 40 years.
- Seniors are the biggest growing part of our community in the next 40 years and they want walkable, bike able areas. TC needs that kind of open space. I think the TC would be a great place to live. Make it inviting (gathering spots, cultural areas) and connect what's already there.
- This ordinance will be critical to manage what's being built in the next 40 years. The multimodal aspect for bike and red access is really important.
- How do we make sure we don't impact existing businesses but enhance what's already here? There needs to be community involvement.

Breakout Room 2: (John Miller host)

John gave background, Topic 1 - Community space and Art-

- We have been talking about just the area behind Safeway, what about the space across Central Ave, Town Center more than just behind Safeway, it includes Pierson Park, the plan should include that area as well.
- Expand on services at Pierson Park could move to new T.C. like the Library so it could be larger. Azalea Hall could be more of an Art Center.
- Existing McK Shopping Center needs to be included as well and also needs a Face Lift.
- Zoning Mapping will include the entire area, might narrow down allowable uses

Topic 2 Design-what is the unique design for McK?

- That part of McK influenced by wild west look, integrate that. Fire station is a nice design. Blend it.
- No buildings over 3 stories. Who are we as McK, use to be rural, but we are now a mixed bag of folks, all over the place, young, old, use to be the rodeo/pony express, older folks still that way,

then you have the new neighborhoods that can't have animals, use to being a bedroom community, but would like to not have to do that anymore.

- Design question is hard, Spanish look, Potawatow Village type would be good.
- Maybe a mural by Wiyot to have native influence somewhere. Totem pole needs to go. Debbie-agree with mural but also include all the other influences.
- Chose McK because thought it was a quiet town, maintain quality, only 3 story buildings, Windsor created town center where everything is new and polished, wouldn't want to be another Arcata or Eureka, keep small town flavor. Murals are wonderful everywhere.
- A question of entry, easy to get hung up on style, diversity in context is where the beauty comes in.
- Offset from road to buildings might have to be handled in a couple of ways, want a lot of multiple styles, not a back lot from a movie screen, give developers enough latitude to change up design, diversity in design

Topic 3 Economic viability –

- Ann Pierson said don't know what the future will bring, question on whether to put a lot of resources into retail, put into service spots, bike repair. Building form that can have a lot of uses/serve a lot of functions.
- Don't want to create space that can't evolve. Service use is good, but want to keep in mind evolution.
- Flexible space.
- Could even have medical center, keep it open. Redo the shopping center. Biggest thing is flexibility.

Breakout Room 3: (John Ford host)

McKinleyville is:

- A community in transition. Likely will have grown quite a bit in next census data. Not much industry, bedroom community, a good community to raise a family, outdoor enthusiasts, active.

Where do we want to be in 40 years?

- We need to have multi-modal connections to the other communities.
- Will we be incorporated in 40 years? 20 years? Is the tax base there to support this?
- We are tracking expenses in County Departments and will have that info by late 2021 and will then have engaging community discussions about what the data suggest is possible.
- Many in our community enjoy and want to keep the laid-backness of McKinleyville, rural, mellow place, happy, riding horses, being neighbors.
- A full service community with local jobs. Active social engagement.
- Still affordable for families.
- Humble, outdoorsy, non-traditional industry, craft industries.
- Full Service = Live, work, play opportunities,
- People centered place, where people meet for coffee, hands on. A place for the community to gather.
- Pop up swap meets, food trucks, kid play areas, no heavy industry.
- Functional flexible outdoor space that can accommodate many functions. Trees are valued to McKinleyville
- Continue to retain what makes it special already. Walkable to hardware and grocery stores. Town Center term = downtown. We need to have a "there" there (unlike Brookings).

What's missing?

- Public input is not represented in what we have seen so far, more of a property owner's development plan.
- Wetlands issues - various views were expressed on whether the public comment on this issue was adequately obtained or were heeded.