

MINUTES OF THE SPECIAL MEETING OF THE TRINIDAD CITY COUNCIL
MONDAY, OCTOBER 15, 2018

I. CALL TO ORDER

Mayor Rotwein called the meeting to order at 5:30 pm. Council members in attendance: West, Ladwig, Rotwein, Miller, Baker. City Staff in attendance: City Manager Dan Berman, City Clerk Gabriel Adams.

II. PLEDGE OF ALLEGIANCE

III. APPROVAL OF AGENDA

City Manager Berman requested consolidation of agenda items 1 & 2.

*Motion (Rotwein/Miller) to approve the agenda as amended. **Passed unanimously.***

IV. ITEMS FROM THE FLOOR

(Three (3) minute limit per Speaker unless Council approves request for extended time.)

Ryan Sundberg – Humboldt County Supervisor
Left election Measure O information for the public to review.

V. CONSENT AGENDA - None

VI. DISCUSSION/ACTION AGENDA ITEMS

1. Presentation/Discussion regarding Trinidad Rancheria Hotel Project.

City Manager Berman explained that the Trinidad Rancheria has been invited to present information regarding their proposal to develop a hotel.

Trinidad Rancheria Executive Director **Jacque Hostler-Carmeson** introduced **Shirley Laos** and the Development Team, and provided a brief overview of the project and timeline.

Shirley Laos defined Sovereign Authority, Tribal Sovereignty, Federal Trust relationships, Legal Sovereign Status, and Inherent Tribal Status.

Jacque Hostler-Carmeson provided background on the project's inception, dating back to meetings that were held in 2009-11 when the Comprehensive Community Plan was developed with public input. Phase 1 included a conceptual highway interchange plan, Harbor improvements (Pier, Septic, Stormwater), the Hotel concept (2012), community facilities plan, interpretive center, and cultural places.

Development Team member **David Tyson** introduced the Hotel Project Development Team; Wright Hotel Development, Analytical Environmental Services, Thalden Boyd Emery – Architects.

Environmental Services representative provided information regarding the Environmental Assessment document. He responded to common questions about the planning process; Public Safety concerns (Fire, Medical, and Law Enforcement), Slope Stability, Traffic Issues on Scenic Drive, Water Options, Wastewater Treatment, Visual Impacts (Light Pollution, Structural concerns). NEPA review process, Technical Studies, BMP's, Next Steps (review period, Environmental Impact Statement, etc.).

Jacque Hostler-Carmeson closed the presentation, noting that this will be a quality project and that the design isn't complete. The rest of the design will be completed as we move forward.

Mayor Rotwein explained that the note cards were provided to the public to jot down questions for the Rancheria Development Team. Resident **Richard Johnson** gathered the cards and read many of them aloud, allowing various Rancheria experts to respond;

- **Recycled Water?** An engineering firm that specializes in Hotel development analyzed the data based on industry standards for similar developments.
- **How can an EA be done on an incomplete design?** The EA is a planning level document. In order to complete a preliminary design, various things must be considered such as air pollutant and emissions. The project has been approached based on a very conservative development envelope.

- **What is the backup plan for water?** The preference is Trinidad water, but if that effort fails other alternatives will be sought.
- **Is there a reserve leachfield?** Yes.
- **Can the design be tiered into the slope to lower the visual impact along the coastline?** The architects are looking at various design ideas, but this hasn't been considered at this point.
- **Major Public Concern, Visual Impacts.** All designs are being looked at, including toning the project down to blend into the environment.
- **What does the SWRCB have to say about the water use?** They do not have authority unless new water rights or sources are being developed.

Mayor Rotwein noted that the main priority of the City is to provide potable water to all existing Trinidad Water System customers. The City has embarked on several analysis that will help answer questions about availability and ability to serve a new hotel development.

Public comment included:

Karl Ferguson – Trinidad Area

Supportive of the Rancheria. The Casino currently blends in. My heart drops when I see the current design. If you can resolve the water issue, septic issues, traffic issues, you still can't resolve that this is a massive building. Painting it a pretty color won't make it go away. I doubt your ancestors will appreciate this.

Big Lagoon resident – Trinidad Area

Regarding design, I echo public comment. I believe a more appropriate, aesthetic design can be achieved. Regarding energy, carbon emissions must be limited by use of solar, wind, and battery storage. Regarding EV charging, reach out to Tesla and RCEA and ask for their help. Plan and implement for the future.

Carol Mone – Trinidad Area

As a resident I favor hotels over home-sharing. Tourism is good but only if there aren't economic issues or natural disasters. The hotel can be a great resource during emergencies. Focus on your tourism demographics, state of the art design, and also consider cycling hostels.

Jennifer ? – Trinidad Area

Concerned with socializing cost, and privatizing profits.

Richard Clompus – Trinidad

People come here for the environment. A box hotel on the coastline isn't going to fit in. Please build one that fits in and complements the natural beauty of the area.

Jason Self – Trinidad Area, Kayak Trinidad Business owner

Tourism is the industry. Lodging is needed. People come here in route from other National Parks with grand lodges. We don't have one. An ugly box hotel can break this place, but a grand lodge could make it. Who are we trying to draw to Trinidad? The casino crowd is less attractive. Eco-tourists are better.

Dessa Gunning – Trinidad Rancheria

The goal is to make this something beautiful. Tourism isn't the only thing that's important. We hope this will be an area of cultural exchange. When we took on the harbor property, it was falling apart. It has been transformed to a beautiful, environmentally positive thing. I will rally my tribal members to do something great with this development. 60% of the casino water is recycled. We want to be good stewards of the land. Please join us.

Leslie Farrar – Trinidad

I see a huge problem bringing construction materials and equipment through Scenic Drive 6 days a week. I don't want to see a stop-light installed in our town.

Bryce Kenny – Trinidad

How can the BIA expect us to comment on the visual impacts of a project that is incomplete? We can only comment on the worst-case scenario. It's wrong, and not right for Trinidad. The BIA will not extend the comment period. Please make it clear that there is no guarantee water will be provided, ask the BIA to solicit maximum public comment, and remind them of all the work that has gone into the ASBS projects.

Gail Kenny – Trinidad

Concerned about the water, Luffenholtz Creek Watershed, traffic impacts, and construction impacts. Shouldn't the interchange come first? Also concerned about the design and impacts to birds and wildlife – specifically bird-collisions.

James Brown – Trinidad Rancheria Tribal member

My ancestors were called out tonight. There are plenty of things in our past that all none of our ancestors would be proud of. We need to move forward, working together, to make our ancestors proud.

Larry Goldberg – Trinidad Area.

I commend the tribe for the work they've done so far. In 2004 I was the economic director for the Yurok Tribe. We looked at Requa as one of their biggest assets, and I suggested building a grand lodging establishment. Instead they developed the Holiday Inn, which in my opinion is an eye sore. I urge the tribe to build an eco-lodge. Downsize, upscale, National Park style lodge. It could command an international reputation if done correctly. No box hotel.

Ron Johnson – Trinidad Area.

There should be an architectural design competition. Design considerations should have been set in the beginning.

Don Allen – Trinidad Area.

37 year Humboldt resident. Geology background. Worked on the ICWIMP. I support the Rancheria's economic success. However, my scientific background suggests that perching a huge hotel on a coastal bluff doesn't seem appropriate as the geology is unstable. I've seen parking lot sinkholes and coastal erosion. I have no confidence in the location. I would like to see the EIS.

Steen Trump – Trinidad Area.

The hotel project is a piecemeal RV Park, Mini-Mart concept that exacerbates concerns about run-off and water pollution.

Council comments included:

Miller: I share comments, concerns from the public. I also support tribal economic success. I suggest selecting 2 Councilmembers to work with residents and staff to develop a letter that takes tonight's feedback into consideration for submittal to the BIA prior to the comment period deadline.

West: I agree, it's hard to be positive about a design that doesn't exist. I support Miller's suggestion to appoint a few members to help get this comment letter out by the end of the week.

Ladwig: Great input tonight. I volunteer to with Staff on the letter.

Baker: Concerned about the project being proposed without the promise of water. I hope the design concept is flexible.

Rotwein: So many design elements that can be integrated into the concept. Inspired by great lodges in other National Parks, and hopes the Rancheria will echo them. I trust the Rancheria has heard the public tonight. I volunteer to help write the comment letter.

Ladwig and Rotwein will work with the City Manager to draft the comment letter.

XIII. ADJOURNMENT: 7:35 pm

Submitted by:

Approved by:

Gabriel Adams
Trinidad City Clerk

Susan Rotwein
Mayor