



## CITY COUNCIL REGULAR MEETING

Clearlake City Hall Council Chambers  
14050 Olympic Dr, Clearlake, CA

Thursday, May 02, 2024

Regular Meeting 6:00 PM

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The City Council meetings are viewable in person in the Council Chambers, via livestreaming on the City's YouTube Channel ([https://www.youtube.com/channel/UCTyifT\\_nKS-3woxEu1ilBXA](https://www.youtube.com/channel/UCTyifT_nKS-3woxEu1ilBXA)) or "Lake County PEG TV Live Stream" at <https://www.youtube.com/user/LakeCountyPegTV/featured> and the public may participate through Zoom at the link listed below. The public will not be allowed to provide verbal comment during the meeting if attending via Zoom. The public can submit comments in writing for City Council consideration by commenting via the Q&A function in the Zoom platform or by sending comments to the Administrative Services Director/City Clerk at [mswanson@clearlake.ca.us](mailto:mswanson@clearlake.ca.us). To give the City Council adequate time to review your comments, you must submit your written emailed comments prior to 4:00 p.m. on the day of the meeting.

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### AGENDA

**MEETING PROCEDURES:** *All items on agenda will be open for public comments before final action is taken. Citizens wishing to introduce written material into the record at the public meeting on any item are requested to provide a copy of the written material to the Administrative Services Director/City Clerk prior to the meeting date so that the material may be distributed to the City Council prior to the meeting. Speakers must restrict comments to the item as it appears on the agenda and stay within a three minutes time limit. The Mayor has the discretion of limiting the total discussion time for an item.*

*Pursuant to Senate Bill 1100 and the City Council Norms and Procedures, any member of the public making personal, impertinent, and/or slanderous or profane remarks, or who becomes boisterous or belligerent while addressing the City Council, staff or general public, or while attending the City Council meeting and refuses to come to order at the direction of the Mayor/Presiding Officer, shall be removed from the Council Chambers or the Zoom by the sergeant-at-arms or the City Clerk and may be barred from further attendance before the Council during that meeting. Unauthorized remarks from the audience, stamping of feet, whistles, yells, and similar demonstrations shall not be permitted by the Mayor/Presiding Officer. The Mayor/Presiding Officer may direct the sergeant-at-arms to remove such offenders from the room.*

#### AMERICANS WITH DISABILITY ACT (ADA) REQUESTS

If you need disability related modification, including auxiliary aids or services, to participate in this meeting, please contact Melissa Swanson, Administrative Services Director/City Clerk at the Clearlake City Hall, 14050 Olympic Drive, Clearlake, California 95422, phone (707) 994-8201, ext 106, or via email at [mswanson@clearlake.ca.us](mailto:mswanson@clearlake.ca.us) at least 72 hours prior to the meeting, to allow time to provide for special accommodations.

**AGENDA REPORTS**

Staff reports for each agenda item are available for review at [www.clearlake.ca.us](http://www.clearlake.ca.us). Any writings or documents pertaining to an open session item provided to a majority of the City Council less than 72 hours prior to the meeting, shall be made available for public inspection on the City's website at [www.clearlake.ca.us](http://www.clearlake.ca.us).

**Zoom Link:**

Join from a PC, Mac, iPad, iPhone or Android device:

Please click this URL to join.

<https://clearlakeca.zoom.us/j/81744233900?pwd=UeKztZ6PtQ5qERilp2u4zuRApMkKkj.1>

Passcode: 054460

Or One tap mobile:

+16694449171,,81744233900# US

+12532050468,,81744233900# US

Or join by phone:

Dial(for higher quality, dial a number based on your current location):

US: +1 669 444 9171 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 719 359 4580 or +1 720 707 2699 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 558 8656 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592

Webinar ID: 817 4423 3900

International numbers available: <https://clearlakeca.zoom.us/j/81744233900>

**A. ROLL CALL****B. PLEDGE OF ALLEGIANCE**

**C. INVOCATION/MOMENT OF SILENCE:** *The City Council invites members of the clergy, as well as interested members of the public in the City of Clearlake, to voluntarily offer an invocation before the beginning of its meetings for the benefit and blessing of the City Council. This opportunity is voluntary and invocations are to be less than three minutes, offered in a solemn and respectful tone, and directed at the City Council. Invocational speakers who do not abide by these simple rules of respect and brevity shall be given a warning and/or not invited back to provide a subsequent invocation for a reasonable period of time, as determined appropriate by the City. This policy is not intended, and shall not be implemented or construed in any way, to affiliate the City Council with, nor express the City Council's preference for, any faith or religious denomination. Rather, this policy is intended to acknowledge and express the City Council's respect for the diversity of religious denominations and faith represented and practiced among the citizens of Clearlake. If a scheduled*

*invocational speaker does not appear at the scheduled meeting, the Mayor will ask that the City Council observe a moment of silence in lieu of the invocation. More information about the City's invocation policy is available upon request by contacting the Administrative Services Director/City Clerk at (707) 994-8201x106 or via email at [mswanson@clearlake.ca.us](mailto:mswanson@clearlake.ca.us).*

**D. ADOPTION OF THE AGENDA** *(This is the time for agenda modifications.)*

**E. PRESENTATIONS**

- [1.](#) Proclamation Declaring May 2024 as Military Appreciation Month
- [2.](#) Proclamation Declaring May 5 - May 11, 2024 as Public Service Appreciation Week
- [3.](#) Proclamation Declaring May 12 - 18, 2024 as Police Week
4. Presentation of a Proclamation Declaring May 4 - 11, 2024 as National Osteogenesis Imperfecta Awareness Week

**F. PUBLIC COMMENT:** *This is the time for any member of the public to address the City Council on any matter not on the agenda that is within the subject matter jurisdiction of the City. **The Brown Act, with limited exceptions, does not allow the Council or staff to discuss issues brought forth under Public Comment.** The Council cannot take action on non-agenda items. Concerns may be referred to staff or placed on the next available agenda. Please note that comments from the public will also be taken on each agenda item. Comments shall be limited to three (3) minutes per person.*

**G. CONSENT AGENDA:** *All items listed under the Consent Agenda are considered to be routine in nature and will be approved by one motion. There will be no separate discussion of these items unless a member of the Council requests otherwise, or if staff has requested a change under Adoption of the Agenda, in which case the item will be removed for separate consideration. Any item so removed will be taken up following the motion to approve the Consent Agenda.*

- [5.](#) Minutes  
Recommended Action: Receive and file

- [6.](#) Warrants  
Recommended Action: Receive and file

**H. BUSINESS**

- [7.](#) Continuation of Director of Emergency Services/City Manager Proclamation Declaring a Local Emergency for Winter Storms  
Recommended Action: Continue declaration of emergency
8. Discussion and Consideration of an Application for Funding the Lakeshore Drive Safety Enhancement Project Through the US Department of Transportation's Safe Streets and Roads for All (SS4A) Grant  
Recommended Action: Adopt Resolution 2024-19 and Authorize Letters of Support

- 9. Discussion and Possible Action Regarding Foreclosure Actions for Properties with Significant Administrative Fines  
Recommended Action: Provide Direction to Staff

**I. CITY MANAGER AND COUNCILMEMBER REPORTS**

**J. FUTURE AGENDA ITEMS**

**K. CLOSED SESSION**

**(10)** CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION - Initiation of litigation pursuant to Government Code § 54956.9(d)(4): (1 case)

**(11)** Conference with Legal Counsel: Existing Litigation: Pursuant to Government Code Section 54956.9(d)(1): Case No. A169438; Koi Nation of Northern California v. City of Clearlake, et al., California Court of Appeal

**L. ANNOUNCEMENT OF ACTION FROM CLOSED SESSION**

**M. ADJOURNMENT**

POSTED: April 26, 2024

BY:



Melissa Swanson, Administrative Services Director/City Clerk



## Military Appreciation Month May 2024

**WHEREAS**, the rights of life, liberty and the pursuit of happiness, enumerated in our Declaration of Independence, secured by the Constitution and the Bill of Rights, and enjoyed by every citizen of the United States, are a direct result of the members of the United States Armed Forces; and

**WHEREAS**, the sacrifices made by the members of the United States Armed Forces and the family members who support them preserve the liberties that enrich our nation, our state, and our city; and

**WHEREAS**, our citizens have a proud history of service in the United States Armed Forces in both times of peace and times of war; and

**WHEREAS**, many citizens of the City of Clearlake continue to serve on active duty and in the National Guard, and in the reserve components of the United States Armed Forces; and

**NOW, THEREFORE, BE IT PROCLAIMED** that the Clearlake City Council does hereby wish to recognize and honor all members of the United States Armed Forces, past and present, as well as their families, for their service and sacrifice and hereby designates May 2024 as Military Appreciation Month in the City of Clearlake. Further, we encourage all citizens to show our gratitude by the appropriate display of flags and ribbons during the designated period.

Dated this 2<sup>nd</sup> day of May, 2024

David Claffey, Mayor



## Public Service Appreciation Week May 5 – 11, 2024

**WHEREAS**, our Nation's progress has long been fueled by the efforts of selfless citizens who come together in service to their fellow Americans to change our country for the better; and

**WHEREAS**, during Public Service Recognition Week, we honor those who dedicate themselves to ensuring America's promise rings true in every corner of our country, and we recommit to upholding the values they fight for every day; and

**WHEREAS**, Americans are served every single day by public servants at the federal, state, county and city levels, including Public Works, Planning and Building, Administrative Services and Finance Department employees. These unsung heroes do the work that keeps our city working; and

**WHEREAS**, without these public servants at every level, continuity would be impossible in a democracy that regularly changes its leaders and elected officials. Day in and day out they provide the diverse services demanded by the American people of their government with efficiency and integrity; and

**NOW, THEREFORE, BE IT PROCLAIMED** that the Clearlake City Council does hereby designate May 5 – 11, 2024 as Public Service Appreciation Week in the City of Clearlake. All citizens are encouraged to recognize the accomplishments and contributions of government employees at all levels — federal, state, county and city.

Dated this 2<sup>nd</sup> day of May, 2024

David Claffey, Mayor



## Police Week 2024

**WHEREAS**, there are more than 800,000 law enforcement officers serving in communities across the United States, including the dedicated members of the Clearlake Police Department;

**WHEREAS**, since the first recorded death in 1786, more than 24,000 law enforcement officers in the United States have made the ultimate sacrifice and been killed in the line of duty;

**WHEREAS**, the names of these dedicated public servants are engraved on the walls of the National Law Enforcement Officers Memorial in Washington, D.C.;

**WHEREAS**, 282 new names of fallen heroes are being added to the National Law Enforcement Officers Memorial this spring, including 118 officers killed in 2023 and 164 officers killed in previous years;

**WHEREAS**, May 15 is designated as Peace Officers Memorial Day, in honor of all fallen officers and their families and U.S. flags will be flown at half staff;

**THEREFORE, BE IT RESOLVED** that the Clearlake City Council formally designates May 10 - 16, 2024, as Police Week in the City of Clearlake and publicly salutes the service of law enforcement officers in our community and in communities across the nation.

**Dated this 2<sup>nd</sup> day of May, 2024**

**David Claffey, Mayor**



# CITY COUNCIL REGULAR MEETING

Clearlake City Hall Council Chambers  
14050 Olympic Dr, Clearlake, CA

Thursday, April 04, 2024

Regular Meeting 6:00 PM

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## MINUTES

### A. ROLL CALL

### B. PLEDGE OF ALLEGIANCE

### C. INVOCATION/MOMENT OF SILENCE:

Mayor Claffey held a moment of silence in memory of former Council Member and Mayor Stanley "Nick" Bennett.

### D. ADOPTION OF THE AGENDA *(This is the time for agenda modifications.)*

Motion made by Council Member Cremer, Seconded by Council Member Slooten.  
Voting Yea: Mayor Claffey, Vice Mayor Overton, Council Member Cremer, Council Member Perdock, Council Member Slooten

### E. PRESENTATIONS

1. Presentation of a Proclamation Declaring April 2024 as Sexual Assault Awareness Month
2. Presentation of a Proclamation Declaring April 14 - 20, 2024 as Public Safety Telecommunicators Week
3. Presentation of Certificates of Appreciation for the Bunny Brunch and Recreation and Events Quarterly Report

### F. PUBLIC COMMENT: There was no public comment.

### G. CONSENT AGENDA:

Voting Yea: Mayor Claffey, Vice Mayor Overton, Council Member Cremer, Council Member Perdock, Council Member Slooten

4. Continuation of Director of Emergency Services/City Manager Proclamation Declaring a Local Emergency for Winter Storms  
Recommended Action: Continue declaration of emergency



- 5. Warrants  
Recommended Action: Receive and file
- 6. Minutes  
Recommended Action: Receive and file
- 7. Consider Authorization of Engagement Letter for Accounting Services with Eide Bailly  
Recommended Action: Authorize City Manager to sign Consulting Engagement Letter for accounting support services with Eide Bailly.

**H. BUSINESS**

- 8. Consideration of Second Reading of Ordinance No. 269-2024 Updating Clearlake Municipal Code Section 3-5 and Possible Further Discussion of Fire Mitigation Fees  
Recommended Action: 1) Hold Second Reading of Ordinance No. 269-2024, read it by title only, waive further reading, and adopt ordinance

City Manager Alan Flora gave the staff report.

Motion made by Council Member Cremer, Seconded by Council Member Perdock.  
Voting Yea: Mayor Claffey, Vice Mayor Overton, Council Member Cremer, Council Member Perdock, Council Member Slooten

- 9. Discussion of the Lake County Sanitation District's Southeast Regional Wastewater System and Operations within the City of Clearlake  
Recommended Action: Adopt Resolution 2024-16

City Manager Alan Flora gave the staff report.

Motion made by Council Member Slooten, Seconded by Vice Mayor Overton.  
Voting Yea: Mayor Claffey, Vice Mayor Overton, Council Member Cremer, Council Member Perdock, Council Member Slooten

**I. CITY MANAGER AND COUNCILMEMBER REPORTS**

**J. FUTURE AGENDA ITEMS**

**K. CLOSED SESSION**

(10) CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION - Initiation of litigation pursuant to Government Code § 54956.9(d)(4): (1 case)

(11) Pursuant to Government Code Section 54957: PUBLIC EMPLOYEE PERFORMANCE EVALUATION: Title: City Manager

**L. ANNOUNCEMENT OF ACTION FROM CLOSED SESSION**

City Attorney Jones announced that there was no action taken in closed session.

**M. ADJOURNMENT**

Meeting was adjourned at 8:25PM.



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Melissa Swanson, Administrative Services Director/City Clerk



Clearlake, CA

Check Register

Packet: APPKT02848 - 4/18/24 AP CHECK RUN AA

By Check Number

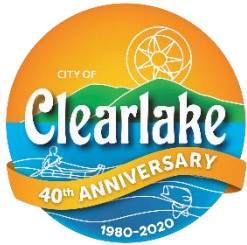
Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
<b>Bank Code: AP-Accounts Payable</b>						
001911	ADAMS ASHBY GROUP INC	04/18/2024	Regular	0.00	17,536.25	16673
001897	AIRMEDCARE NETWORK	04/18/2024	Regular	0.00	130.00	16674
VEN01375	AMERICAN RAMP COMPANY	04/18/2024	Regular	0.00	13,800.00	16675
000085	ARAMARK UNIFORM SERVICES	04/18/2024	Regular	0.00	197.24	16676
001397	AT&T CALNET 3	04/18/2024	Regular	0.00	332.55	16677
001397	AT&T CALNET 3	04/18/2024	Regular	0.00	29.35	16678
001397	AT&T CALNET 3	04/18/2024	Regular	0.00	29.35	16679
001397	AT&T CALNET 3	04/18/2024	Regular	0.00	29.35	16680
000068	BOB'S JANITORIAL	04/18/2024	Regular	0.00	177.78	16681
002162	CALIFORNIA ENGINEERING	04/18/2024	Regular	0.00	29,873.76	16682
000902	CALIFORNIA SURVEYING - DRAFTING	04/18/2024	Regular	0.00	326.25	16683
000024	CLEARLAKE POLICE ASSOCIATION	04/18/2024	Regular	0.00	1,679.00	16684
001424	CLEARLAKE WASTE SOLUTIONS	04/18/2024	Regular	0.00	220,927.96	16685
001825	COUNTY OF LAKE CLERK	04/18/2024	Regular	0.00	50.00	16686
002392	DE LAGE LANDEN PUBLIC FINANCE	04/18/2024	Regular	0.00	1,462.90	16687
000774	DEEP VALLEY SECURITY	04/18/2024	Regular	0.00	148.80	16688
000160	DEPT OF JUSTICE	04/18/2024	Regular	0.00	735.00	16689
000851	ENTERPRISE TOWING	04/18/2024	Regular	0.00	130.00	16690
000120	FED EX	04/18/2024	Regular	0.00	25.89	16691
000797	GRANITE CONSTRUCTION	04/18/2024	Regular	0.00	569.20	16692
VEN01394	HUNTERS SERVICES INC	04/18/2024	Regular	0.00	570.00	16693
VEN01472	KAREN ELLEN RAYMER-L&K LOCKSM	04/18/2024	Regular	0.00	291.93	16694
001434	LYN DISTRIBUTING	04/18/2024	Regular	0.00	1,523.28	16695
000793	MEDIACOM	04/18/2024	Regular	0.00	355.96	16696
VEN01437	MYRIA V WOLFE-PRICELESS AUTO GI	04/18/2024	Regular	0.00	455.00	16697
001489	NAPA AUTO PARTS	04/18/2024	Regular	0.00	266.32	16698
001392	OFFICE DEPOT	04/18/2024	Regular	0.00	234.27	16699
000009	OPERATING ENGINEERS LOCAL 3	04/18/2024	Regular	0.00	486.00	16700
001843	PG&E CFM	04/18/2024	Regular	0.00	1,237.05	16701
001843	PG&E CFM	04/18/2024	Regular	0.00	1,031.14	16702
001843	PG&E CFM	04/18/2024	Regular	0.00	285.42	16703
001843	PG&E CFM	04/18/2024	Regular	0.00	1.73	16704
002031	REDWOOD COAST PETROLEUM & N	04/18/2024	Regular	0.00	1,960.21	16705
VEN01480	STERLING HEALTH SERVICES, INC-STI	04/18/2024	Regular	0.00	125.00	16706
000708	VALIC LOCKBOX	04/18/2024	Regular	0.00	470.00	16707

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	60	35	0.00	297,483.94
Manual Checks	0	0	0.00	0.00
Voided Checks	0	0	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	<b>60</b>	<b>35</b>	<b>0.00</b>	<b>297,483.94</b>

### Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash	4/2024	297,483.94
			<hr/>
			<b>297,483.94</b>



<b>STAFF REPORT</b>	
<b>SUBJECT:</b> Continuation of Director of Emergency Services/City Manager Proclamation Declaring a Local Emergency for Winter Storms	
<b>SUBMITTED BY:</b> Melissa Swanson, Administrative Services Director/City Clerk	
<b>PURPOSE OF REPORT:</b> <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	

**WHAT IS BEING ASKED OF THE CITY COUNCIL:**

On February 9, 2024, the Director of Emergency Services/City Manager issued a Proclamation of Local Emergency due to winter storms (attached), which was ratified by the City Council on February 15, 2024.

Pursuant to Section 2-11.6.a.6.a of the Clearlake Municipal Code, the Director is empowered to make and issue rules and regulation on matters reasonably related to the protection of life and property as affected by such emergency; provide, however such rules and regulations must be confirmed at the earliest practical time by the City Council. Thereafter, the emergency declaration must be continued by affirmation of the Council every 30 days.

Staff believe there is still a need to continue the local emergency order and it is in the best interests of the City to have the Council ratify and continue this order until the state of emergency can be lifted.

**OPTIONS:**

- 1. Continue to ratify order.

**FISCAL IMPACT:**

None     Budgeted Item?     Yes     No

Budget Adjustment Needed?     Yes     No    If yes, amount of appropriation increase: \$

Affected fund(s):     General Fund     Measure P Fund     Measure V Fund     Other:

Comments:

**STRATEGIC PLAN IMPACT:**

- Goal #1: Make Clearlake a Visibly Cleaner City
- Goal #2: Make Clearlake a Statistically Safer City
- Goal #3: Improve the Quality of Life in Clearlake with Improved Public Facilities
- Goal #4: Improve the Image of Clearlake

- Goal #5: Ensure Fiscal Sustainability of City
- Goal #6: Update Policies and Procedures to Current Government Standards
- Goal #7: Support Economic Development

**SUGGESTED MOTIONS:**

- Attachments:** 1) Proclamation Declaring a Local Emergency for Winter Storms



# City of Clearlake

14050 Olympic Drive, Clearlake, California 95422  
(707) 994-8201 Fax (707) 995-2653

## **PROCLAMATION BY THE CITY OF CLEARLAKE DIRECTOR OF EMERGENCY SERVICES DECLARING A LOCAL EMERGENCY FOR WINTER STORMS**

WHEREAS, City of Clearlake Municipal Code Section 2-11.6 empowers the Director of Emergency Services (City Manager) to proclaim the existence or threatened existence of a local emergency when the city is affected or likely to be affected by a public calamity and the City Council is not in session; and

WHEREAS, Government Code Section 8550 et seq., including Section 8558(c), authorize the City Manager to proclaim a local emergency when the City is threatened by conditions of disaster or extreme peril to the safety of persons and property within the City that are likely to be beyond the control of the services, personnel, equipment, and facilities of the City; and

WHEREAS, starting on February 2, 2024 a winter storm resulted in high winds and heavy rain; and

WHEREAS, these conditions have caused a loss of stability to trees and hillsides, including significant damage to property, infrastructure and public safety within the city limits; and

WHEREAS, the mobilization of local resources, ability to coordinate interagency response, accelerate procurement of vital supplies, use mutual aid, and allow for future reimbursement by the state and federal governments will be critical to successfully responding to the impacts of the winter storms; and

WHEREAS, the City Manager, as the City's Director of Emergency Services, has the power to declare a local emergency as authorized by Government Code section 8630 and Clearlake Municipal Code section 2-11.6.

NOW, THEREFORE, IT IS PROCLAIMED AND ORDERED by the City Manager of the City of Clearlake as follows:

- A. A local emergency exists based on the existence of conditions of disaster or of extreme peril to the safety of persons and property, as detailed in the recitals set forth above.
- B. The area within the City which is endangered and/or imperiled.
- C. During the existence of this local emergency, the powers, functions, and duties of the emergency organization of this City shall be those prescribed by state law and by ordinances, resolutions, and orders of this City, including but not limited to the City of Clearlake Emergency Operations Plan.
- D. The City Council shall review and ratify this proclamation within seven (7) days as required by state law, and if ratified, shall continue to exist until the City Council proclaims the termination of this local emergency. The City Council shall review the need for continuing the local emergency as required by state law until it terminates the local emergency, and shall terminate the local emergency at the earliest possible date that conditions warrant.
- E. That a copy of this proclamation be forwarded to the Director of California Governor’s Office of Emergency Services requesting that the Director find it acceptable in accordance with State Law; that the Governor of California, pursuant to the Emergency Services Act, issue a proclamation declaring an emergency in the City of Clearlake; that the Governor waive regulations that may hinder response and recovery efforts; that recovery assistance be made available under the California Disaster Assistance Act; and that the State expedite access to State and Federal resources and any other appropriate federal disaster relief programs.

**DATED:** February 9, 2024



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Alan D. Flora  
Director of Emergency Services



# CITY OF CLEARLAKE

City Council



<b>STAFF REPORT</b>	
<b>SUBJECT:</b> Discussion and Possible Action Regarding Foreclosure Actions for Properties with Significant Administrative Fines	<b>MEETING DATE:</b> May 2, 2024
<b>SUBMITTED BY:</b> Ryan Peterson, Lieutenant	
<b>PURPOSE OF REPORT:</b> <input type="checkbox"/> Information only <input checked="" type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	

**WHAT IS BEING ASKED OF THE CITY COUNCIL:**

The City Council is being asked to discuss taking various actions including liens and foreclosures for properties with significant outstanding administrative fines and abatement costs.

**BACKGROUND/ DISCUSSION:**

The City of Clearlake has utilized administrative citations as a tool to enforce city codes and maintain safety and aesthetics in the community. However, certain properties have failed to comply with City regulations despite repeated citations and fines, leading to the accumulation of excessive administrative fines.

The properties identified for possible foreclosure have been subject to ongoing code violations, including trash accumulation, unsafe dwellings, and other health and safety hazards. These issues affect the quality of life for neighboring residents and can decrease property values in the area. To address these concerns, staff are requesting consideration of initiating foreclosure proceedings for properties with excessive fines. The government code allows jurisdictions to foreclose on a lien against private property. This is also currently included in the Clearlake Municipal Code. The City Manager requested the Code Enforcement Division provide a list of 10 properties with significant outstanding fines that have been abated or have a lack of other compliance from the property owner. This recommended list is attached for review and discussion. Six of the parcels are vacant, due to City abatement, the other four need additional abatement work.

**OPTIONS:**

- 1. Provide Direction to Staff.

**FISCAL IMPACT:**

None     \$ Budgeted Item?     Yes     No

Budget Adjustment Needed?     Yes     No    If yes, amount of appropriation increase: \$

Affected fund(s):  General Fund  Measure P Fund  Measure V Fund  Other:

Comments:

**STRATEGIC PLAN IMPACT**

- Goal #1: Make Clearlake a Visibly Cleaner City
- Goal #2: Make Clearlake a Statistically Safer City
- Goal #3: Improve the Quality of Life in Clearlake with Improved Public Facilities
- Goal #4: Improve the Image of Clearlake
- Goal #5: Ensure Fiscal Sustainability of City
- Goal #6: Update Policies and Procedures to Current Government Standards
- Goal #7: Support Economic Development

**SUGGESTED MOTIONS:**

**Attachment:**

1. Properties Recommended for Foreclosure Memo



# CLEARLAKE POLICE DEPARTMENT

14050 Olympic Drive, Clearlake, CA 95422

Timothy Hobbs | Chief of Police

April 26, 2024

**TO:** Alan Flora, Lt. Peterson

**FROM:** Lee Lambert

**SUBJECT:** Properties Recommended for Foreclosure

**Address:** 14081 Woodland Dr.

**APN #:** 039-065-370

**Property Owner:** Syvertson, Samuel

**Amount Due:** \$25,803.22

**Description of Property:** Property is 120' x 50' on the south side of Woodland Dr. near Halika St. Parcel has no structures and previously had electrical utilities. Parcel has water and sewer connections.

**Actions to Date:** On 8/9/22 a case was opened on the unimproved property for 6 CMC violations, including trash, junk and debris, inoperative vehicles, illegal fencing and occupancy of travel trailers. Additionally, several reports of vicious and barking dogs on the property. 7 administrative citations were issued with no compliance achieved. On 8/28/23, code enforcement executed a warrant and, using City funds, the property was cleared of all violations. In addition to fines in the amount of \$18,750.00, Mr. Syvertson was invoiced \$7,053.22 for the cost of the abatement and has yet to reimburse the City.

**Address:** 3864 Laddell Ave.

**APN #:** 040-135-260

**Property Owner:** Ramirez, Joseph

**Amount Due:** \$14,240.00

**Description of Property:** Property is 50' x 100' on the east side of Laddell Ave., south of Alvita Ave. Parcel has no structures and previously had electrical utilities. Parcel has water and sewer connections.

**Actions to Date:** On 10/23/18, a case was opened on the property for 4 CMC and 5 CA HSC violations, including an abandoned, unsafe and unsecured single wide mobile home, no running water, mold growth, defective ceiling and roofing, unsafe plumbing and large accumulation of trash, junk and debris. In addition, code enforcement and patrol officers had responded to this location over 10 times for a subject "squatting" within the deteriorated dwelling. 2 administrative citations were issued to the property owner. It was later discovered that the property owner was deceased and there was no legal next of kin on record. On 4/11/22, code enforcement executed an abatement warrant and cleared the property of all violations. In addition to the fines due in the amount of \$600.00, an invoice was issued in the amount of \$13,640.00 for the cost of the abatement.





# CLEARLAKE POLICE DEPARTMENT

14050 Olympic Drive, Clearlake, CA 95422

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**Address:** 14095 Villa Way

**APN #:** 039-266-070

**Property Owner:** Palermo Drive LLC

**Amount Due:** \$22,240.00

**Description of Property:** Property is approximately 120' x 50' on the south side of Villa Way and located east of Lakeshore Dr. Parcel has no structures and previously had electrical utilities. Property has water and sewer connections.

**Actions to Date:** Case was opened 4/28/15. Negative contact with the property owner for the duration the case was opened. An administrative citation was recorded as a lien on 8/21/17, in the amount of \$7,500.00. The property was in violation of 7 CMCs and 5 CA HSCs, including abandoned and deteriorated dwelling, unsecured and unsafe dwelling, broken windows, deteriorated roofing and flooring, graffiti, accumulation of trash, junk and debris and overgrown vegetation. On 8/1/22, code enforcement executed an abatement warrant and all violations were cleared from the property. A billing invoice was sent to the property owner, in the amount of \$14,740.00, the cost of the abatement.

**Address:** 14101 Villa Way

**APN #:** 039-266-300

**Property Owner:** Limtiaco, Anthony

**Amount Due:** \$21,940.00

**Description of Property:** Property is approximately 150' x 35' on the south side of Villa Way and located east of Lakeshore Dr. Parcel has no structures and previously had electrical utilities. Property has water and sewer connections.

**Actions to Date:** Case was opened on 11/10/21. Property owner was issued 7 administrative citations in the amount of \$8,400.00, and had been in contact several times but failed to achieve any compliance. Property was in violation of 6 CMCs and 5 CA HSCs, including abandoned burned out unsafe dwelling, deteriorated flooring and stem walls, accumulation of trash, junk and fire debris, graffiti and overgrown vegetation. On 8/3/22, code enforcement executed an abatement warrant and all violations were cleared from the property. A billing invoice was sent to the property owner, in the amount of \$13,540.00, the cost of the abatement.

**Address:** 16052 19<sup>th</sup> Ave.

**APN #:** 042-202-360

**Property Owner:** Koll, Shelley

**Amount Due:** \$36,753.22

**Description of Property:** Property is 50' x 100' on the north side of 19<sup>th</sup> Ave. east of Irving Ave. Parcel has no structures and previously had electrical utilities. Property has water and sewer connections.

**Actions to Date:** Original case opened on 11/18/13. This case was closed with no compliance and a \$5,000.00 administrative fine was recorded on 5/6/15. A 2<sup>nd</sup> case was opened on 3/1/16. The property was in violation of 5 CMC and 7 CA HSCs, including deteriorated and dilapidated dwelling structure, broken windows, unsanitary living conditions, large accumulation of trash, junk and debris, unsafe electrical. No compliance was achieved and code enforcement executed an abatement warrant on 8/22/19. All violations were abated and the property owner was issued a billing invoice in the amount of \$12,000.00. This abatement was paid for through CalRecycle grant. On 3/12/20, a 3<sup>rd</sup> case was opened on the property. The property was now found to be in violation of 3 CMCs, including illegal specialty structures on a vacant parcel, occupancy of travel trailers and out buildings and





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storage of trash, junk and debris. The property owner was issued 9 administrative citations in the amount of \$13,050.00. No compliance was achieved. On 7/20/23, code enforcement executed an abatement warrant and all violations were cleared from the property. A billing invoice was issued to the property owner in the amount of \$6,703.22 for the costs of the abatement. It should also be noted that since 2015, there has been ongoing criminal activity and animal control activity at this property.

**Address:** 14870 Clement Dr.

**APN #:** 040-303-090

**Property Owner:** Freiling, Randon S

**Amount Due:** \$23,633.22

**Description of Property:** Property is 50' x 100' on the north side of Clement Dr., west of Old Hwy 53. Parcel has no structures and previously had electrical utilities. Property has water and sewer connections.

**Actions to Date:** Case was opened on 1/10/19. Property owner was issued 1 administrative citation in the amount of \$500.00. Mail was being returned insufficient address. Property was in violation of 8 CMCs and 2 CA HSCs, including abandoned burned out dwelling structure, broken windows, defective and unsightly structure, inoperative vehicles and large accumulation of trash, junk and fire debris. The property owner failed to abate the violations and on 8/8/23, code enforcement executed an abatement warrant and abated all of the violations on the property. An invoice was issued to the property owner in the amount of \$22,883.22 for the costs of the abatement.

**Address:** 3557 Ukiah St.

**APN #:** 039-641-230

**Property Owner:** Tapia, Kristie Dawn

**Amount Due:** \$12,520.00

**Description of Property:** Property is 250' x 100' on the corner of Ukiah St. and Arrowhead Rd. and located in a high visibility area. Property consists of a double wide manufactured home that was constructed in 2015 with a wood constructed, 2 car, detached garage.

**Actions to Date:** Case has been active since 1/11/22. Property owner has been issued 10 administrative citations and attended 1 compliance conference with the City attorney on 12/6/22. Ms. Tapia agreed to a compliance agreement at said conference but failed to comply. Property remains in violation of 4 CMCs, including trash, junk and debris on the exterior of the property, inoperative vehicles, illegal fencing installed along the perimeter of the property, occupancy of an RV and a dilapidated outbuilding on the south side of the property.

**Address:** 3855 Monterey Dr.

**APN #:** 037-104-240

**Property Owner:** Meek, Margaret

**Amount Due:** \$10,275.00

**Description of Property:** Property is a small oval shaped property, approximately 1,500 – 1,750 square feet. Parcel has no structures but has electricity, sewer and water connections. Parcel may be too small to construct a new SFD.

**Actions to Date:** Case has been active since 2/23/22. SFD burned down during the Sulphur Fire. Under the Sulphur Fire emergency declaration, Ms. Meek was issued a temporary use permit to occupy an RV or travel trailer on her property for a specified amount of time. Property owner failed to submit plans or rebuild during the grace period permitted by the City and the temporary use permit expired. Property owner has been issued 17





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administrative citations and 4 parking citations. Ms. Meek scheduled an appeal hearing, which was held on 5/18/22. Ms. Meek failed to attend that hearing. Another appeal hearing was scheduled and held on 9/22/22. Ms. Meek attended the hearing, however the independent hearing officer denied the appeal. Property remains in violation of 3 CMCs, including an abandoned travel trailer, storage of a travel trailer on a vacant parcel and part time occupancy of a travel trailer on an unimproved parcel.

**Address:** 3603 Peony St.

**APN #:** 039-632-070

**Property Owner:** Lowden, George

**Amount Due:** \$10,050.00

**Description of Property:** Property is a 60' x 75' parcel on the west side of Peony St. next to a new 2-story SFD currently under construction. Newer wood constructed SFDs are located north and south of the property. Property consists of a completely burned out single wide mobile home with fire debris on the property. Parcel previously had electrical service and has water and a septic system.

**Actions to Date:** Case has been active since 5/2/22. Single wide mobile home burned down 5/1/22. Mr. Lowden had made contact with code enforcement early on, stating it was his intention to obtain a demolition permit and clear the property. Mr. Lowden never complied, and 8 administrative citations have been issued. On 1/2/23, an occupied travel trailer was observed on the property. Property remains in violation of 4 CMCs, including an abandoned and deteriorated structure, accumulation of trash, junk and fire debris, inoperative vehicles and occupied travel trailer.

**Address:** 15523 33<sup>rd</sup> Ave.

**APN #:** 041-365-170

**Property Owner:** Davis, Terry

**Amount Due:** \$23,350.00

**Description of Property:** Property is a 100' x 50' parcel on the south side of 33<sup>rd</sup> Ave. and next to a parcel with a newer SFD. Property consists of a double wide manufactured home installed in 2007 with a wood constructed 2-car detached garage.

**Actions to Date:** Case has been active since 3/10/22. Property owner has been issued 20 administrative citations and attended 1 compliance conference with the City attorney on 1/19/23. Mr. Davis agreed to a compliance agreement at said conference but failed to comply. Continuous criminal activity in the area which is associated with this property. Owner of adjacent vacant parcel filed a civil lawsuit in small claims court for Mr. Davis illegally dumping trash on her property and she won her case. Due to the conditions on the exterior of the property and ongoing criminal activity, a civil inspection warrant was executed on 9/27/23. No additional violations were located within the SFD. In addition to the ongoing criminal activity in the area, associated with this property, the property remains in violation of 2 CMCs, including a deteriorated and unsafe deck and large accumulation of trash, junk and debris.

