



CITY COUNCIL REGULAR MEETING

Clearlake City Hall Council Chambers

14050 Olympic Dr, Clearlake, CA

Thursday, November 06, 2025

Regular Meeting 6:00 PM

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) 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. 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.

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 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. 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.

Zoom Link:

Join from PC, Mac, iPad, or Android:

<https://clearlakeca.zoom.us/j/83736120494?pwd=0sD7SQZi2NSb8ECaL7K0VzjopJDvu3.1>

Passcode:474452

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 invitational 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.*

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

E. PRESENTATIONS

1. Presentation by North Coast Opportunities Community Emergency Response Team
2. Presentation of Certificates of Appreciation to Trunk or Treat Supporters and Volunteers

- 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.*
- 3. Authorization of an Amendment of Contract with BKF Engineers for the Dam Road Roundabout Design Project
Recommended Action: Amend the contract with BKF Engineers in the amount of \$32,250.
 - 4. Warrants
Recommended Action: Receive and file
 - 5. Minutes
Recommended Action: Receive and file
 - 6. Cancellation of Construction Contract with Argonaut Constructors for the 18th Ave. Improvement Project
Recommended Action: Move to cancel the contract with Argonaut Constructors in the amount of \$4,632,295.
 - 7. Receipt of the September 10, 2025 Lake County Vector Control Board Minutes
Recommended Action: Receive and file
 - 8. Authorization of Termination of Winter Storm Emergency
Recommended Action: Authorize termination
 - 9. Authorization of Termination of the Boyles Fire Emergency Declaration
Recommended Action: Authorize termination of emergency
 - 10. Receipt of Resolution No. OC 2025-01, A RESOLUTION OF THE MEASURE V OVERSIGHT COMMITTEE OF THE CITY OF CLEARLAKE DECLARING COMPLIANCE WITH SECTION 3-7.14 OF ORDINANCE NO. 189-2016
Recommended Action: Receive and file
 - 11. Acceptance of Proposals for City Facilities Building Maintenance
Recommended Action: Accept proposals for HVAC, Plumbing, and Pest Control services

H. BUSINESS**12.** Discussion and Consideration of Draft Climate Adaptation Plan (CAP)

Recommended Action: Provide Direction to Staff

13. Discussion and Consideration of Award of Contract for the Burns Valley/Arrowhead/Olympic Drive Project

Recommended Action: Authorize City Manager to enter into a contract with Lamon Construction for the Burns Valley/Arrowhead/Olympic Drive Project in the amount of \$3,198,680.33 and authorize the City Manager to approve up to 10% for additional unforeseen contract amendments.

I. PUBLIC HEARING**14.** Discussion and Consideration of Naming Two New Public Streets

Recommended Action: Adopt Resolution 2025-39

J. CITY MANAGER AND COUNCILMEMBER REPORTS**K. FUTURE AGENDA ITEMS****L. CLOSED SESSION**

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

(16) Conference with Legal Counsel: Existing Litigation: Pursuant to Government Code Section 54956.9(d)(1): Case No. CV426723 (Lake Co. Superior Ct.): City of Clearlake v. Andrew and Bailey Hulett

(17) LIABILITY CLAIMS -Claimant Leon Ballew ; Agency Claimed Against : City of Clearlake (Govt Code §54961)

M. ANNOUNCEMENT OF ACTION FROM CLOSED SESSION**N. ADJOURNMENT**

POSTED: October 31, 2025

BY:



Melissa Swanson, Administrative Services Director/City Clerk



CITY OF CLEARLAKE

City Council

STAFF REPORT

SUBJECT: Authorization of an Amendment of Contract with BKF Engineers for the Dam Road Roundabout Design Project	MEETING DATE: November 6, 2025
SUBMITTED BY: Adeline Brown, Public Works Director	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to approve an amendment to the current contract with BKF Engineers for \$32,250.00.

BACKGROUND/DISCUSSION:

The City is requesting approval to amend its existing contract with BKF Engineers for the Dam Road Roundabout Project to include additional right-of-way services—project management, appraisals, negotiations, and acquisitions—costing \$32,250. These services are outside the current contract scope and will be funded through the \$570,000 Right-of-Way allocation from Caltrans' State Transportation Improvement Program.

OPTIONS:

1. Move to amend the contract with BKF Engineers in the amount of \$32,250.00
2. Other direction

FISCAL IMPACT:

☐ None ☒ \$32,250.00 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: 240-4185-850-887

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

Section G, Item 3.

SUGGESTED MOTIONS:

Move to amend the contract with BKF Engineers in the amount of \$32,250.00

☐ **Attachments:**



Clearlake, CA

Section G, Item 4.

Check Register

Packet: APPKT04081 - 10/2/25 AP CHECK RUN AA

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-Accounts Payable						
000591	ACTION SANITARY	10/02/2025	Regular	0.00	180.00	19879
001911	ADAMS ASHBY GROUP INC	10/02/2025	Regular	0.00	48,600.00	19880
VEN01657	ADOLFO ANGELES	10/02/2025	Regular	0.00	500.00	19881
001423	ALLIANT INSURANCE SERVICES INC	10/02/2025	Regular	0.00	4,509.12	19882
VEN01659	ANDRE' ARI-DJ DRE' KUTTERS MOBIL	10/02/2025	Regular	0.00	300.00	19883
001397	AT&T CALNET 3	10/02/2025	Regular	0.00	332.23	19884
VEN01075	B&B INDUSTRIAL SUPPLY INC	10/02/2025	Regular	0.00	9.78	19885
000068	BOB'S JANITORIAL	10/02/2025	Regular	0.00	311.00	19886
VEN01312	CAPITOL BARRICADE INC.	10/02/2025	Regular	0.00	2,114.43	19887
VEN01618	CHEYENNE BLUE	10/02/2025	Regular	0.00	560.00	19888
002133	CHRIS KELLEHER	10/02/2025	Regular	0.00	936.00	19889
VEN01393	CHRISTOPHER WILLIAM INGLIS	10/02/2025	Regular	0.00	75.00	19890
000024	CLEARLAKE POLICE ASSOCIATION	10/02/2025	Regular	0.00	2,160.00	19891
000548	COMPUTER LOGISTICS	10/02/2025	Regular	0.00	3,865.00	19892
VEN01581	CRACKERJACK CLEANING LLC	10/02/2025	Regular	0.00	3,035.00	19893
001744	DC ELECTRIC	10/02/2025	Regular	0.00	1,100.43	19894
000774	DEEP VALLEY SECURITY	10/02/2025	Regular	0.00	1,148.66	19895
002285	DELL FINANCIAL SERVICES LLC	10/02/2025	Regular	0.00	11,486.08	19896
000160	DEPT OF JUSTICE	10/02/2025	Regular	0.00	630.00	19897
001622	DEPT. OF MOTOR VEHICLES	10/02/2025	Regular	0.00	20.00	19898
VEN01627	DEREK E COUNTS II	10/02/2025	Regular	0.00	75.00	19899
VEN01289	DIAMOND D CONSTRUCTION LLC/DI	10/02/2025	Regular	0.00	24,953.00	19900
VEN01386	DOWNEY BRAND LLP	10/02/2025	Regular	0.00	9,519.95	19901
000073	EASTLAKE SANITARY LANDFILL	10/02/2025	Regular	0.00	51.14	19902
VEN01108	FAWN CHRISTINE WILLIAMS	10/02/2025	Regular	0.00	75.00	19903
VEN01577	GOVERNMENT FINANCE SERVICES, L	10/02/2025	Regular	0.00	5,137.50	19904
VEN01476	GUARDIAN ALLIANCE TECHNOLOGIE	10/02/2025	Regular	0.00	500.00	19905
VEN01394	HUNTERS SERVICES INC	10/02/2025	Regular	0.00	285.00	19906
VEN01418	JACK SMALLEY	10/02/2025	Regular	0.00	75.00	19907
000452	LAKE COUNTY ELECTRIC	10/02/2025	Regular	0.00	691.33	19908
002280	LAW OFFICES OF P SCOTT BROWNE	10/02/2025	Regular	0.00	2,046.43	19909
000113	LEAGUE OF CALIF CITIES	10/02/2025	Regular	0.00	60.00	19910
001814	LENAHAN LEE SLATER AND PEARSE	10/02/2025	Regular	0.00	6,706.00	19911
VEN01329	MCGRATH RENTCORP AND SUBSIDI	10/02/2025	Regular	0.00	1,124.03	19912
000793	MEDIACOM	10/02/2025	Regular	0.00	650.00	19913
001489	NAPA AUTO PARTS	10/02/2025	Regular	0.00	1,413.49	19914
VEN01191	NORTH BAY ANIMAL SERVICES	10/02/2025	Regular	0.00	31,250.00	19915
001392	OFFICE DEPOT	10/02/2025	Regular	0.00	395.55	19916
002242	PARODI INVESTIGATIVE SOLUTIONS	10/02/2025	Regular	0.00	1,000.00	19917
VEN01523	PEG TV	10/02/2025	Regular	0.00	200.00	19918
001843	PG&E CFM	10/02/2025	Regular	0.00	91.80	19919
001843	PG&E CFM	10/02/2025	Regular	0.00	5,662.55	19920
	Void	10/02/2025	Regular	0.00	0.00	19921
000130	PITNEY BOWES	10/02/2025	Regular	0.00	849.15	19922
000711	PURCHASE POWER	10/02/2025	Regular	0.00	991.99	19923
VEN01625	RAYMOND A. SILVA	10/02/2025	Regular	0.00	75.00	19924
000506	SIGNS OF RANDY HARE	10/02/2025	Regular	0.00	174.00	19925
VEN01226	SPEAKWRITE LLC	10/02/2025	Regular	0.00	399.63	19926
VEN01654	STANDARD INSURANCE COMPANY	10/02/2025	Regular	0.00	792.20	19927
002375	THOMAS DEWALT	10/02/2025	Regular	0.00	3,120.00	19928
000708	VALIC LOCKBOX	10/02/2025	Regular	0.00	470.00	19929
000085	VESTIS GROUP INC	10/02/2025	Regular	0.00	43.92	19930
000375	VULCAN MATERIALS CO	10/02/2025	Regular	0.00	7,322.48	19931

Check Register

Vendor Number

001214

Vendor Name

WEST ALERT SECURITY SER INC

Payment Date

10/02/2025

Payment Type

Regular

Packet: APPKT04081-1

Section G, Item 4.

A

Discount Amount

0.00

Payment Amount

360.00

Number

19932

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	79	53	0.00	188,433.87
Manual Checks	0	0	0.00	0.00
Voided Checks	0	1	0.00	0.00
Bank Drafts	0	0	0.00	0.00
EFT's	0	0	0.00	0.00
	79	54	0.00	188,433.87

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash	10/2025	188,433.87
			<hr/> 188,433.87



Clearlake, CA

Packet: APPKT04092 - 10/7/25 AP CHECK RUN AA

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-Accounts Payable						
001423	ALLIANT INSURANCE SERVICES INC	10/07/2025	Regular	0.00	395.00	19933
VEN01590	ANGELA NICHOLSON - NICHOLSON S	10/07/2025	Regular	0.00	2,785.00	19934
001397	AT&T CALNET 3	10/07/2025	Regular	0.00	31.41	19935
001397	AT&T CALNET 3	10/07/2025	Regular	0.00	31.41	19936
002162	CALIFORNIA ENGINEERING	10/07/2025	Regular	0.00	19,575.27	19937
001505	COUNTY OF LAKE ECONOMIC DEVEL	10/07/2025	Regular	0.00	1,300.00	19938
000774	DEEP VALLEY SECURITY	10/07/2025	Regular	0.00	334.75	19939
000073	EASTLAKE SANITARY LANDFILL	10/07/2025	Regular	0.00	20.53	19940
001199	EUREKA OXYGEN CO	10/07/2025	Regular	0.00	47.20	19941
001732	GARY PRICE CONSULTING SERVICES	10/07/2025	Regular	0.00	31,934.62	19942
VEN01468	GEI CONSULTANTS INC	10/07/2025	Regular	0.00	1,687.50	19943
000121	HIGHLANDS WATER COMPANY	10/07/2025	Regular	0.00	97.88	19944
000121	HIGHLANDS WATER COMPANY	10/07/2025	Regular	0.00	71.12	19945
000121	HIGHLANDS WATER COMPANY	10/07/2025	Regular	0.00	294.24	19946
000121	HIGHLANDS WATER COMPANY	10/07/2025	Regular	0.00	44.51	19947
000121	HIGHLANDS WATER COMPANY	10/07/2025	Regular	0.00	304.77	19948
000121	HIGHLANDS WATER COMPANY	10/07/2025	Regular	0.00	238.57	19949
000121	HIGHLANDS WATER COMPANY	10/07/2025	Regular	0.00	464.60	19950
000121	HIGHLANDS WATER COMPANY	10/07/2025	Regular	0.00	125.00	19951
000121	HIGHLANDS WATER COMPANY	10/07/2025	Regular	0.00	3,859.43	19952
000121	HIGHLANDS WATER COMPANY	10/07/2025	Regular	0.00	325.35	19953
000121	HIGHLANDS WATER COMPANY	10/07/2025	Regular	0.00	163.67	19954
001949	ICE WATER DISTRIBUTORS INC	10/07/2025	Regular	0.00	218.30	19955
001775	JONES & MAYER	10/07/2025	Regular	0.00	12,056.50	19956
VEN01123	LOOMIS	10/07/2025	Regular	0.00	646.37	19957
VEN01653	MELISSA SWANSON-WIG GIRLIE	10/07/2025	Regular	0.00	300.00	19958
001483	PETERSON CAT	10/07/2025	Regular	0.00	142.46	19959
001843	PG&E CFM	10/07/2025	Regular	0.00	2,424.66	19960
VEN01336	SSA LANDSCAPE ARCHITECTS INC.	10/07/2025	Regular	0.00	2,658.50	19961
002228	SUMMIT BANK - LOAN OPERATIONS	10/07/2025	Regular	0.00	36,875.96	19962
000085	VESTIS GROUP INC	10/07/2025	Regular	0.00	43.92	19963

Bank Code AP Summary

Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	48	31	0.00	119,498.50
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
	48	31	0.00	119,498.50

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash	10/2025	119,498.50
			<u>119,498.50</u>



Clearlake, CA

Packet: APPKT04106 - 10/15/25 AP CHECK RUN AA

By Check Number

Vendor Number	Vendor Name	Payment Date	Payment Type	Discount Amount	Payment Amount	Number
Bank Code: AP-Accounts Payable						
000703	ACME RIGGING & SUPPLY	10/15/2025	Regular	0.00	971.52	19964
001911	ADAMS ASHBY GROUP INC	10/15/2025	Regular	0.00	29,625.00	19965
000101	AMERIGAS	10/15/2025	Regular	0.00	1,241.51	19966
000189	ANIMAL HOSPITAL LAKE COUNTY	10/15/2025	Regular	0.00	170.00	19967
001397	AT&T CALNET 3	10/15/2025	Regular	0.00	31.41	19968
001397	AT&T CALNET 3	10/15/2025	Regular	0.00	31.41	19969
001397	AT&T CALNET 3	10/15/2025	Regular	0.00	31.41	19970
VEN01075	B&B INDUSTRIAL SUPPLY INC	10/15/2025	Regular	0.00	28.55	19971
001413	CALIFORNIA BUILDING STANDARDS I	10/15/2025	Regular	0.00	99.00	19972
VEN01419	CALIFORNIA PARK & RECREATION SC	10/15/2025	Regular	0.00	1,210.00	19973
000902	CALIFORNIA SURVEYING - DRAFTING	10/15/2025	Regular	0.00	326.25	19974
2404	CALTRONICS	10/15/2025	Regular	0.00	270.40	19975
VEN01265	CANTEEN SERVICES OF UKIAH INC	10/15/2025	Regular	0.00	104.00	19976
000024	CLEARLAKE POLICE ASSOCIATION	10/15/2025	Regular	0.00	2,080.00	19977
001424	CLEARLAKE WASTE SOLUTIONS	10/15/2025	Regular	0.00	16,396.30	19978
000561	COMM DEVELOP DEPT OF HOUSING	10/15/2025	Regular	0.00	22.00	19979
000077	COUNTY OF LAKE RECORDER	10/15/2025	Regular	0.00	20.00	19980
002291	CRAFCO INC	10/15/2025	Regular	0.00	10,271.45	19981
000447	CREATIVE FORMS & CONCEPTS	10/15/2025	Regular	0.00	330.53	19982
000774	DEEP VALLEY SECURITY	10/15/2025	Regular	0.00	2.08	19983
000237	DEPT OF CONSERVATION	10/15/2025	Regular	0.00	100.04	19984
000073	EASTLAKE SANITARY LANDFILL	10/15/2025	Regular	0.00	30.39	19985
VEN01126	ECORP CONSULTING INC	10/15/2025	Regular	0.00	225.00	19986
000121	HIGHLANDS WATER COMPANY	10/15/2025	Regular	0.00	55.82	19987
VEN01394	HUNTERS SERVICES INC	10/15/2025	Regular	0.00	285.00	19988
000501	KUSTOM SIGNALS INC.	10/15/2025	Regular	0.00	371.84	19989
000108	LAKE COUNTY RECORD BEE	10/15/2025	Regular	0.00	210.36	19990
000387	PACE SUPPLY CORP	10/15/2025	Regular	0.00	315.90	19991
001843	PG&E CFM	10/15/2025	Regular	0.00	1,511.95	19992
001843	PG&E CFM	10/15/2025	Regular	0.00	527.62	19993
002031	REDWOOD COAST PETROLEUM & N	10/15/2025	Regular	0.00	3,296.09	19994
000202	ROTO-ROOTER OF LAKE COUNTY	10/15/2025	Regular	0.00	1,145.92	19995
000506	SIGNS OF RANDY HARE	10/15/2025	Regular	0.00	195.75	19996
VEN01412	THE EIDAM CORPORATION - LUCY &	10/15/2025	Regular	0.00	11,317.00	19997
VEN01164	TOTAL EQUIPMENT & RENTAL OF CC	10/15/2025	Regular	0.00	4,685.84	19998
000099	US CELLULAR	10/15/2025	Regular	0.00	541.25	19999
000708	VALIC LOCKBOX	10/15/2025	Regular	0.00	470.00	20000
000085	VESTIS GROUP INC	10/15/2025	Regular	0.00	43.92	20001

Bank Code AP Summary				
Payment Type	Payable Count	Payment Count	Discount	Payment
Regular Checks	54	38	0.00	88,592.51
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
	54	38	0.00	88,592.51

Fund Summary

Fund	Name	Period	Amount
999	Pooled Cash	10/2025	88,592.51
			<hr/> 88,592.51



CITY COUNCIL SPECIAL MEETING

Clearlake City Hall Council Chambers

14050 Olympic Dr, Clearlake, CA

Tuesday, September 30, 2025

Special Meeting 5:00 PM

MINUTES

A. WELCOME AND INTRODUCTIONS

PRESENT

Mayor Russ Cremer

Councilmember Tara Downey

Councilmember Jessica Hooten

Councilmember Mary Wilson

ABSENT

Vice Mayor Dirk Slooten

B. JOINT WORKSHOP AND PRESENTATION ON SONOMA CLEAN POWER

1. Presentation and Discussion by Sonoma Clean Power

There were no actions taken by the Council.

C. ADJOURNMENT

The meeting was adjourned at 7:30 p.m.

A handwritten signature in blue ink that reads "Melissa Swanson".

Melissa Swanson, Administrative Services Director/City Clerk



CITY COUNCIL REGULAR MEETING

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

Thursday, October 02, 2025

Regular Meeting 6:00 PM

MINUTES

A. ROLL CALL

PRESENT

Mayor Russ Cremer
Vice Mayor Dirk Slooten
Councilmember Tara Downey
Councilmember Jessica Hooten
Councilmember Mary Wilson

B. PLEDGE OF ALLEGIANCE

C. INVOCATION/MOMENT OF SILENCE

D. ADOPTION OF THE AGENDA

Motion made by Vice Mayor Slooten, Seconded by Councilmember Downey.

Voting Yea: Mayor Cremer, Vice Mayor Slooten, Councilmember Downey, Councilmember Hooten, Councilmember Wilson

E. PRESENTATIONS

1. Presentation of October's Adoptable Dogs
2. Presentation of a Proclamation Declaring October 2025 as Breast Cancer Awareness Month
3. Presentation by Chief Hobbs of an Employee Commendation
4. Presentation of Certificates of Appreciation to the Clearlake Summer Concert and Movie Night Sponsors

F. PUBLIC COMMENT

Kathy Quellman spoke regarding her dedication to animals in need. She stated others have stated bad things about her and the owner of North Bay Animal Services that are not true.

Jim Hackett spoke regarding speeding in his neighborhood and the need for a stop sign at Lakeshore and Olympic. He further stated he was also talked bad about at the last Council meeting during a public comment.

Lynette Kirkwood spoke regarding Unity Day and asked the City to sponsor the event at the senior center.

Margaret Garcia asked about the number of people on the screen. She asked a question on an item on the consent agenda and asked if a cause of the Boyles fire was ever determined. She asked for an item on the flooding issues in the city to be added to a future agenda.

Stephanie Hummel spoke regarding the closing of Knott's Liquor and Gas station's gas pumps.

G. CONSENT AGENDA

Motion made by Councilmember Downey, Seconded by Vice Mayor Slooten.

Voting Yea: Mayor Cremer, Vice Mayor Slooten, Councilmember Downey, Councilmember Hooten, Councilmember Wilson

5. Warrants

Recommended Action: Receive and file

6. Continuation of Director of Emergency Services/City Manager Proclamation Declaring a Local Emergency for Winter Storms

Recommended Action: Continue declaration of emergency

7. Continuation of Director of Emergency Services/City Manager Proclamation Declaring a Local Emergency for the Boyles Fire

Recommended Action: Continue declaration of emergency

8. Minutes

Recommended Action: Receive and file

9. Road Closure for the October 31, 2025 Trunk or Treat Event at the Clearlake Youth Center and Redbud Park

Recommended action: Approve Resolution number 2025-37 approving the road closure on October 31, 2025 for the Trunk or Treat Event.

H. BUSINESS

10. Discussion and Consideration of the City of Clearlake Joining Sonoma Clean Power

Recommended Action: Adopt Resolution 2025-34

City Manager Flora gave the staff report.

Motion made by Vice Mayor Slooten.

Voting Yea: Mayor Cremer, Vice Mayor Slooten

Voting Nay: Councilmember Downey, Councilmember Hooten, Councilmember Wilson

11. Rescind Actions Related to 18th Avenue Road and Hotel Development Project

Recommend Action: Adopt Resolution 2025-35

City Manager Flora gave the staff report.

Motion made by Vice Mayor Slooten, Seconded by Councilmember Wilson.

Voting Yea: Mayor Cremer, Vice Mayor Slooten, Councilmember Downey, Councilmember Hooten, Councilmember Wilson

I. PUBLIC HEARING

12. Discussion and Consideration of Changes to the Fiscal Year 2025-26 Fee Schedule
Recommended Action: Adopt Resolution 2025-36

City Manager Flora gave the staff report.

Mayor Cremer opened the public hearing at 7:45. There were no comments. He then closed the public hearing at 7:45 p.m.

Motion made by Vice Mayor Slooten, Seconded by Councilmember Hooten.

Voting Yea: Mayor Cremer, Vice Mayor Slooten, Councilmember Downey, Councilmember Hooten, Councilmember Wilson

J. CITY MANAGER AND COUNCILMEMBER REPORTS

K. FUTURE AGENDA ITEMS

L. ADJOURNMENT

The meeting was adjourned at 7:56 p.m.



Melissa Swanson, Administrative Services Director/City Clerk



CITY COUNCIL SPECIAL MEETING

Clearlake City Hall Council Chambers

14050 Olympic Dr, Clearlake, CA

Thursday, October 02, 2025

Special Meeting 6:30 PM

MINUTES

A. ROLL CALL

B. BUSINESS

1. Introduction and First Reading of an Ordinance Authorizing the Implementation of a Community Choice Aggregation Program by Participating with the Sonoma Clean Power Authority

Recommended Action: Hold first reading of Ordinance No. 283-2025, read it by title only, waive further reading, and set second reading and adoption for the next City Council meeting

City Manager Flora gave the staff report.

There was no action taken on this item.

C. ADJOURNMENT

The meeting was adjourned at 7:58 p.m.

A handwritten signature in blue ink that reads "Melissa Swanson".

Melissa Swanson, Administrative Services Director/City Clerk



CITY OF CLEARLAKE

City Council

STAFF REPORT

SUBJECT: Cancellation of Construction Contract with Argonaut Constructors for the 18th Ave. Improvement Project

MEETING DATE: November 6, 2025

SUBMITTED BY:

PURPOSE OF REPORT: ☐ Information only ☐ Discussion ☒ Action Item

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to cancel the current contract with Argonaut Constructors for the 18th Ave. Improvement Project.

BACKGROUND/DISCUSSION:

In May of 2023, the City executed a contract with Argonaut Constructors for the 18th Ave. Improvement Project. There have been some delays due to litigation with the Koi Nation. Due to the appeal of the Koi with the State Appellate Court resulting in an order for the City to set aside project approvals, it is necessary to cancel the current contract with Argonaut Constructors at this time. Staff requests authorization for the cancellation of the contract.

OPTIONS:

1. Move to cancel the contract with Argonaut Constructors in the amount of \$4,632,295.00.
2. Other direction

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

SUGGESTED MOTIONS:

1. Move to cancel the 18th Ave. Improvement construction contract with Argonaut Constructors in the amount of \$4,632,295.00.

☐ **Attachments:**

MINUTES OF PREVIOUS MEETING

September 10, 2025

The regular monthly meeting of the Board of Trustees of the Lake County Vector Control District was called to order at 1:30 P.M. by President Giambruno.

Board Present: Rob Bostock, Curt Giambruno, Frank Lincoln, Ron Nagy, and George Spurr.

Absent: None.

District Personnel: Jamesina J. Scott, Ph.D., District Manager and Research Director, Jacinda Franusich, Office Manager, Brad Hayes, Vector Control Technician II, and Julian Chavez, Vector Control Technician II.

Guests: Ms. Deborah Ard, MSN RN PHN CIC., Senior Public Health Nurse-County Infection Preventionist.

Citizen's Input: None.

Agenda Additions and/or Deletions: None.

Approve Minutes of August 13, 2025 Regular Meeting with Corrections to the Check Numbers to Include Checks 23533-23550 Making the Total Expenditures for August 2025 \$182,134.08

Mr. Spurr moved to approve the Board Minutes of August 13, 2025 with corrections. Mr. Nagy seconded the motion. Motion carried unanimously.

Introduction of Vector Control Technician II Julian Chavez and Demonstration of Drone.

Julian Chavez gave a brief oral and visual presentation on the operation of the District's drone to the Board in the conference room. At 1:55 PM the Board moved outside so that Mr. Chavez could present a live drone demonstration. The Board was impressed with Mr. Chavez's knowledge and skill with the drone.

Research Report

Dr. Scott reported on arbovirus activity. West Nile virus (WNV) activity has been detected in five mosquito samples and four sentinel chickens in Lake County this year.

For the rest of California, twenty-two cases of WNV illness have been reported in California residents from eight counties. The cases include one fatality. In addition, 1,912 positive mosquito samples from 27 counties have been reported, 111 positive dead birds from sixteen counties have been reported, and 25 sentinel chickens from six counties have tested positive for antibodies to WNV as well.

Seventy-two St. Louis encephalitis virus (SLEV) positive mosquito samples have been reported from three California counties this year.

For the rest of the United States, there have been 577 human cases of West Nile virus illness reported from thirty-seven states, including seven fatal cases. In addition, forty states have reported WNV in mosquitoes, dead birds, sentinel chickens, or horses.

Nonhuman eastern equine encephalitis virus (EEEV) activity has been reported in ten states. No human cases have been reported so far this year.

Twenty-four human cases of La Crosse encephalitis virus (LACV) have been reported from five states. Additionally, positive mosquito samples have been reported from three states.

Three states have reported five human cases Jamestown Canyon virus (JCV). Additionally, seven states have reported mosquito samples positive for JCV.

Thirty-four human cases of Powassan virus (POWV) have been reported from nine states, including four fatalities from three of the states.

Five states have reported St. Louis encephalitis virus (SLEV) in mosquitoes or sentinel chickens this year.

There have been sixty chikungunya (CHIK) virus disease cases in travelers returning from affected areas reported in the United States this year. No locally-transmitted cases have been reported in the US.

There have been five Zika (ZIK) virus disease cases reported in residents of four states this year. In addition, one locally acquired case of ZIK was reported in a resident of Puerto Rico.

There has been one travel-associated case of Oropouche (ORO) virus reported in a Wisconsin resident this year.

There have been fifteen cases of locally acquired dengue (DEN) virus infection reported in Florida. Puerto Rico (2,349), the US Virgin Islands (47), and Northern Marianas (1) have reported locally acquired dengue cases as well. In addition, forty-two states have reported 457 travel-associated dengue cases this year.

Dr. Scott reported on adult biting fly activity. The District set 111 carbon dioxide baited traps in various locations around the county in August. The most abundant mosquito species was *Culex tarsalis*. Large numbers of biting black gnats were collected as well.

The New Jersey Light Traps set in Clearlake and Upper Lake were sampled in August. The most abundant mosquito species collected were *Anopheles franciscanus* and *Culex tarsalis*.

The resting boxes set in Lakeport and Upper lake were sampled in August. Three mosquito species were collected.

Dr. Scott reported on tick testing. Eight *Ixodes pacificus* ticks that were removed from Lake County residents were submitted to the Sonoma County Public Health Laboratory for testing for Lyme disease. All the samples were negative.

Dr. Scott reported on the Clear Lake Gnat, Chironominae, and Tanypodinae Surveillance in Clear Lake. The Clear Lake gnat numbers decreased from 0.82 larvae per dredge in July, to 0.29 larva per dredge in August. The chironominae numbers decreased from 33.46 larvae per dredge in July to 15.04 larvae per dredge in August. The tanypodinae numbers decreased from 1.64 larvae per dredge in July to 0.68 larvae per dredge in August.

Operation Report

For the month of August, no rain was recorded at the District. The total rainfall for the season is 27.83 inches.

The level of Clear Lake was at 5.20 feet on the Rumsey Gauge as of August 1, and declined to 3.98 feet by August 31.

The Vector Control Technicians responded to 126 service requests in August, including 40 yellowjacket requests, and 43 technician-initiated larval source treatments. In addition, 27 online service requests were submitted in August.

The District has made three larvicide applications to an organic irrigated pasture near Middletown this season. A fourth application may be made in September.

The District hired Reed Yattaw as a seasonal Trapping Assistant in August. Reed holds a Bachelor of Science in Molecular, Cell and Developmental Biology from the University of Santa Cruz.

Entomologist Jessi Edmiston and Research Entomologist Chip Markwardt visited San Mateo County Mosquito Abatement District on August 21. While there they were given a tour of the District.

On August 22, five District employees participated in an aquatic insect and blacklight collecting night at Highland Springs County Park. The insects collected will be used to update the District's insect display cases.

Dr. Scott and Office Manager Jacinda Franusich attended a webinar on August 27 introducing the new website and learning management system of the Vector Control Joint Powers Agency (VCJPA).

Dr. Scott has been working on the *Culicoides* Project with Research Entomologist Chip Markwardt.

Dr. Scott and Office Manager Jacinda Franusich have continued the biweekly meetings with Ms. Amber Mena from VC3 to discuss the District's progress on the cybersecurity and internet/VOIP project.

Dr. Scott and Vector Control Technician II Brad Hayes attended a Middle Creek Restoration Project Committee meeting on August 4. They met with Lake County's Water Resource Director, Dr. Pawan Upadhyay, and other staff members involved with the maintenance in the Reclamation.

Dr. Scott contacted nineteen companies to request proposals for the Biological Resources and Cultural Resources Reports. The reports will allow the District to move forward with its General Plan amendments and rezoning. Seven consultants submitted proposals.

Review and Selection of Contractor Proposals for Cultural Resources and Biological Assessment Reports for Esplanade Property

Dr. Scott presented the proposals to the Board and after some discussion Mr. Bostock moved to approve the selection of Dr. John Parker for the Cultural Resources Assessment Report at a cost of \$1,500 and Northwest BioSurvey for the Biological Resources Assessment Report at a cost of \$5,200. Mr. Lincoln seconded the motion. Motion carried unanimously.

Approve Fiscal Year 2024/2025 Prop. 4 Compliance Resolution 25-05

Mr. Lincoln moved to approve the 2024/2025 Prop. 4 Compliance Resolution 25-05. Mr. Spurr seconded the motion. Motion carried with a roll call vote as follows: 5 in favor (Mr. Bostock, Mr. Giambruno, Mr. Lincoln, Mr. Nagy, and Mr. Spurr), none against.

Approve Checks for the Month of September 2025

Mr. Nagy moved to approve Check Nos. 23551–23605 for the month of September 2025 in the amount of \$117,851.75. Mr. Bostock seconded the motion. Motion carried unanimously.

Other Business

No other business was discussed.

Announcement of Next Regular Board Meeting

The next regular meeting of the Board will be at 1:30 PM on October 8, 2025 at the Lake County Vector Control District Office, 410 Esplanade Lakeport, CA 95453.

Mr. Nagy moved to adjourn the meeting. Mr. Spurr seconded the motion. There being no other business to discuss the meeting was adjourned by President Giambruno at 3:00 PM.

Respectfully submitted,

Ronald Nagy
Secretary



CITY OF CLEARLAKE

City Council

STAFF REPORT

SUBJECT: Termination of Director of Emergency Services/City Manager Proclamation Declaring a Local Emergency for The Boyles Fire

SUBMITTED BY: Melissa Swanson, Administrative Services Director/City Clerk

PURPOSE OF REPORT: ☐ Information only ☐ Discussion ☒ Action Item

WHAT IS BEING ASKED OF THE CITY COUNCIL:

On September 8, 2024, the Director of Emergency Services/City Manager issued a Proclamation of Local Emergency due to the Boyles Fire (attached), which was ratified by the City Council on September 12, 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 60 days.

Staff believes there is no longer a need to continue the local emergency order as all funding has been received and emergency projects completed.

OPTIONS:

1. Terminate declaration of emergency.

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 The Boyles Fire



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 THE BOYLES FIRE

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, on September 8, 2024 the Boyles Fire was started near Boyles Avenue and 8th Avenue in Clearlake and quickly spread north quickly driven by high winds.; and

WHEREAS, after a fierce fire fight by various partners from throughout the region, and led by CalFire and the Lake County Fire Protection District, approximately 90 acres were scorched, approximately 30 homes were lost, Pacific Gas and Electric infrastructure was damaged, and significant private property damage occurred, of which the full extent is still unknown; and

WHEREAS, dozens of Clearlake families have lost their homes and property; and

WHEREAS, such recovery from such conditions is beyond the control of the services, personnel, equipment, and facilities of the City and require the combined forces of other political subdivisions to combat and clean up; 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 Boyles Fire; 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 of the City which is endangered/imperiled within the footprint of the Boyles Fire and beyond.
- 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: September 8, 2024

A handwritten signature in black ink, consisting of a series of loops and a final horizontal stroke.

Alan D. Flora
Director of Emergency Services



CITY OF CLEARLAKE

City Council

STAFF REPORT

SUBJECT: Receipt of Resolution No. OC 2025-01, A RESOLUTION OF THE MEASURE V OVERSIGHT COMMITTEE OF THE CITY OF CLEARLAKE DECLARING COMPLIANCE WITH SECTION 3-7.14 OF ORDINANCE NO. 189-2016

MEETING DATE:
November 6,
2025

SUBMITTED BY: Melissa Swanson, Administrative Services Director/City Clerk

PURPOSE OF REPORT: ☒ Information only ☐ Discussion ☐ Action Item

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to receive and file Resolution No. OC 2025-01.

BACKGROUND/DISCUSSION:

Pursuant to Section 3-7.14 of the Road Maintenance and Improvement Transaction and Use Tax Ordinance No. 189-2016 (attached), the City Council shall, by resolution, appoint a five member Citizen Oversight Committee to meet annually to review expenditures and appropriations of tax revenues to ensure those revenues are spent or appropriated as set forth in the Expenditure Plan.

The Measure V Oversight Committee met on October 15th and adopted Resolution No. OC 2025-01, declaring the City in compliance with Section 3-7.14 of Ordinance No. 19-2016. Members present at the meeting were: Brett Freeman, Carlos Ramos, and Bruno Sabatier.

The Committee suggested the Council consider updating the Measure V Expenditure Plan and the ten-year improvement plan to reflect the work that has been completed with Measure V funds over the past ten years.

OPTIONS:

1. No action necessary.
2. Other direction

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:

- ☐ **Attachments:**
- 1) Resolution No. OC 2025-01
 - 2) Ordinance No. 189-2016

RESOLUTION NO. OC 2025-01

**A RESOLUTION OF THE MEASURE V OVERSIGHT COMMITTEE OF THE CITY OF CLEARLAKE
DECLARING COMPLIANCE WITH SECTION 3-7.14 OF ORDINANCE NO. 189-2016**

WHEREAS, it is the responsibility of the Measure V Oversight Committee to meet annually to review expenditures and appropriations of the tax revenues to ensure that all such revenues are spent or appropriated for the purposes and uses set forth in the Expenditure Plan; and

WHEREAS, the Oversight Committee held a public meeting on October 15, 2025 to review the revenues and expenditures incurred from July 1, 2024 through June 30, 2025; and

WHEREAS, the Oversight Committee reviewed the current plans for the expenditures of Measure V funds; and

NOW, THEREFORE BE IT RESOLVED that the Measure V Oversight Committee of the City of Clearlake that the expenditures and appropriations to date of Measure V tax revenues were spent or appropriated for the purposes and uses set forth in the Expenditure Plan as identified in Ordinance 189-2016. Further, the Committee advises the City Council to conduct a ten-year review of the ordinance and develop an updated ten-year plan for the remainder of the Measure V ordinance implementation period.

PASSED AND ADOPTED on this 15th day of October 2025, by the following vote:

- AYES: Chair Sabatier, Members Freeman and Ramos
- NOES: None
- ABSTAIN: None
- ABSENT: Members Almon and Hughes

ATTEST: 
City Clerk


Chair Sabatier

CITY OF CLEARLAKE

ORDINANCE NO. 189-2016

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE
ADDING CHAPTER 3-7 TO THE CLEARLAKE MUNICIPAL CODE
RELATED TO A TRANSACTIONS AND USE TAX TO BE
ADMINISTERED BY THE STATE BOARD OF EQUALIZATION

THE PEOPLE OF THE CITY OF CLEARLAKE, CALIFORNIA DO ORDAIN AS
FOLLOWS:

Section 1. Amendment. Chapter 3-7 entitled “City of Clearlake Road Maintenance and Improvement Transactions and Use Tax” is added to the City of Clearlake Municipal Code to read as follows:

“3-7.1 **Title.** This ordinance shall be known as the City of Clearlake Improvement Transactions and Use Tax Ordinance. The City of Clearlake hereinafter shall be called "City." This ordinance shall be applicable in the incorporated territory of the City.

3-7.2 **Operative Date.** "Operative Date" means the first day of the first calendar quarter commencing more than 110 days after the Effective Date of this ordinance, the date of such effectiveness being as set forth below.

3-7.3. **Purpose.** This ordinance is adopted to achieve the following, among other purposes, and directs that the provisions hereof be interpreted in order to accomplish those purposes:

a. To impose a retail transactions and use tax in accordance with the provisions of Part 1.6 (commencing with Section 7251) of Division 2 of the Revenue and Taxation code and Section 7285.91 of Part 1.7 of Division 2 which authorizes the City to adopt this tax ordinance which shall be operative if a two-thirds (2/3) majority of the electors voting on the measure vote to approve the imposition of the tax at an election called for that purpose.

b. A transactions and use tax for road maintenance and improvement requires a vote of the residents of the City, and two-thirds (2/3) of those voting on the tax must approve the tax in order for it to be implemented. In addition, this Ordinance, along with the Transactions and Use Tax Expenditure Plan (“Expenditure Plan”) for use of the proceeds of the tax, which is attached to this Ordinance as Exhibit A, must be approved by two-thirds (2/3) of the City Council.

c. To adopt a retail transactions and use tax ordinance that incorporates provisions identical to those of the Sales and Use Tax Law of the State of California insofar as those provisions are not inconsistent with the requirements and limitations contained in Part 1.6 of Division 2 of the Revenue and Taxation Code.

d. To adopt a retail transactions and use tax ordinance that imposes a tax and provides a measure therefore that can be administered and collected by the State Board of Equalization in a manner that adapts itself as fully as practicable to, and requires the least possible deviation from,

the existing statutory and administrative procedures followed by the State Board of Equalization in administering and collecting the California State Sales and Use Taxes.

e. To adopt a retail transactions and use tax ordinance that can be administered in a manner that will be, to the greatest degree possible, consistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, minimize the cost of collecting the transactions and use taxes, and at the same time, minimize the burden of record keeping upon persons subject to taxation under the provisions of this ordinance.

3-7.4. **Contract with State.** Prior to the operative date, the City shall contract with the State Board of Equalization to perform all functions incident to the administration and operation of this transactions and use tax ordinance; provided, that if the City shall not have contracted with the State Board of Equalization prior to the operative date, it shall nevertheless so contract and in such a case the operative date shall be the first day of the first calendar quarter following the execution of such a contract.

3-7.5. **Transactions Tax Rate.** For the privilege of selling tangible personal property at retail, a tax is hereby imposed upon all retailers in the incorporated territory of the City at the rate of one percent (1 %) of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in said territory on and after the operative date of this ordinance.

3-7.6 **Place of Sale.** For the purposes of this ordinance, all retail sales are consummated at the place of business of the retailer unless the tangible personal property sold is delivered by the retailer or his agent to an out-of-state destination or to a common carrier for delivery to an out-of-state destination. The gross receipts from such sales shall include delivery charges, when such charges are subject to the state sales and use tax, regardless of the place to which delivery is made. In the event a retailer has no permanent place of business in the State or has more than one place of business, the place or places at which the retail sales are consummated shall be determined under rules and regulations to be prescribed and adopted by the State Board of Equalization.

3-7.7 **Use Tax Rate.** An excise tax is hereby imposed on the storage, use or other consumption in the City of tangible personal property purchased from any retailer on and after the operative date of this ordinance for storage, use or other consumption in said territory at the rate of one percent (1 %) of the sales price of the property. The sales price shall include delivery charges when such charges are subject to state sales or use tax regardless of the place to which delivery is made.

3-7.8 **Adoption of Provisions of State Law.** Except as otherwise provided in this ordinance and except insofar as they are inconsistent with the provisions of Part 1.6 of Division 2 of the Revenue and Taxation Code, all of the provisions of Part 1 (commencing with Section 6001) of Division 2 of the Revenue and Taxation Code are hereby adopted and made a part of this ordinance as though fully set forth herein.

3-7.9 **Limitations on Adoption of State Law and Collection of Use Taxes.** In adopting the provisions of Part 1 of Division 2 of the Revenue and Taxation Code:

a. Wherever the State of California is named or referred to as the taxing the name of this City shall be substituted therefor. However, the substitution shall not be made when:

1. The word "State" is used as a part of the title of the State Controller, State Treasurer, Victim Compensation and Government Claims Board, State Board of Equalization, State Treasury, or the Constitution of the State of California;

2. The result of that substitution would require action to be taken by or against this City or any agency, officer, or employee thereof rather than by or against the State Board of Equalization, in performing the functions incident to the administration or operation of this Ordinance.

3. In those sections, including, but not necessarily limited to sections referring to the exterior boundaries of the State of California, where the result of the substitution would be to:

a. Provide an exemption from this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not otherwise be exempt from this tax while such sales, storage, use or other consumption remain subject to tax by the State under the provisions of Part 1 of Division 2 of the Revenue and Taxation Code, or;

b. Impose this tax with respect to certain sales, storage, use or other consumption of tangible personal property which would not be subject to tax by the state under the said provision of that code.

4. In Sections 6701, 6702 (except in the last sentence thereof), 6711, 6715, 6737, 6797 or 6828 of the Revenue and Taxation Code.

b. The word "City" shall be substituted for the word "State" in the phrase "retailer engaged in business in this State" in Section 6203 and in the definition of that phrase in Section 6203.

3-7.10. **Permit Not Required.** If a seller's permit has been issued to a retailer under Section 6067 of the Revenue and Taxation Code, an additional transactor's permit shall not be required by this ordinance.

3-7.11 **Exemptions and Exclusions.**

A. There shall be excluded from the measure of the transactions tax and the use tax the amount of any sales tax or use tax imposed by the State of California or by any city, city and county, or county pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or the amount of any state-administered transactions or use tax.

B. There are exempted from the computation of the amount of transactions tax the gross receipts from:

(1) Sales of tangible personal property, other than fuel or petroleum products, to operators of aircraft to be used or consumed principally outside the county in which

the sale is made and directly and exclusively in the use of such aircraft as common carrier for persons or property under the authority of the laws of this State, the United States, or any foreign government.

(2) Sales of property to be used outside the City which is shipped to a point outside the City, pursuant to the contract of sale, by delivery to such point by the retailer or his agent, or by delivery by the retailer to a carrier for shipment to a consignee at such point. For the purposes of this paragraph, delivery to a point outside the City shall be satisfied:

a. With respect to vehicles (other than commercial vehicles) subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, and undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code by registration to an out-of-City address and by a declaration under penalty of perjury, signed by the buyer, stating that such address is, in fact, his or her principal place of residence; and

b. With respect to commercial vehicles, by registration to a place of business out-of-City and declaration under penalty of perjury, signed by the buyer, that the vehicle will be operated from that address.

(3) The sale of tangible personal property if the seller is obligated to furnish the property for a fixed price pursuant to a contract entered into prior to the operative date of this ordinance.

(4) A lease of tangible personal property which is a continuing sale of such property, for any period of time for which the lessor is obligated to lease the property for an amount fixed by the lease prior to the operative date of this ordinance.

(5) For the purposes of subparagraphs (3) and (4) of this section, the sale or lease of tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

C. There are exempted from the use tax imposed by this ordinance, the storage, use or other consumption in this City of tangible personal property:

(1) The gross receipts from the sale of which have been subject to a transactions tax under any state-administered transactions and use tax ordinance.

(2) Other than fuel or petroleum products purchased by operators of aircraft and used or consumed by such operators directly and exclusively in the use of such aircraft as common carriers of persons or property for hire or compensation under a certificate of public convenience and necessity issued pursuant to the laws of this State, the United States, or any foreign government. This exemption is in addition to the exemptions provided in Sections 6366 and 6366.1 of the Revenue and Taxation Code of the State of California.

(3) If the purchaser is obligated to purchase the property for a fixed amount pursuant to a contract entered into prior to the operative date of this ordinance.

(4) If the possession of, or the exercise of any right or power over, the tangible personal property arises under a lease which is a continuing purchase of such property for any period of time for which the lessee is obligated to lease the property for an amount fixed by a lease prior to the operative date of this ordinance.

(5) For the purposes of subparagraphs (3) and (4) of this section, storage, use, or other consumption, or possession of, or exercise of any right or power over, tangible personal property shall be deemed not to be obligated pursuant to a contract or lease for any period of time for which any party to the contract or lease has the unconditional right to terminate the contract or lease upon notice, whether or not such right is exercised.

(6) Except as provided in subparagraph (7), a retailer engaged in business in the City shall not be required to collect use tax from the purchaser of tangible personal property, unless the retailer ships or delivers the property into the City or participates within the City in making the sale of the property, including, but not limited to, soliciting or receiving the order, either directly or indirectly, at a place of business of the retailer in the City or through any representative, agent, canvasser, solicitor, subsidiary, or person in the City under the authority of the retailer.

(7) "A retailer engaged in business in the City" shall also include any retailer of any of the following: vehicles subject to registration pursuant to Chapter 1 (commencing with Section 4000) of Division 3 of the Vehicle Code, aircraft licensed in compliance with Section 21411 of the Public Utilities Code, or undocumented vessels registered under Division 3.5 (commencing with Section 9840) of the Vehicle Code. That retailer shall be required to collect use tax from any purchaser who registers or licenses the vehicle, vessel, or aircraft at an address in the City.

D. Any person subject to use tax under this ordinance may credit against that tax any transactions tax or reimbursement for transactions tax paid to a district imposing, or retailer liable for a transactions tax pursuant to Part 1.6 of Division 2 of the Revenue and Taxation Code with respect to the sale to the person of the property the storage, use or other consumption of which is subject to the use tax.

3-7.12 Amendments. All amendments subsequent to the effective date of this ordinance to Part 1 of Division 2 of the Revenue and Taxation Code relating to sales and use taxes and which are not inconsistent with Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, and all amendments to Part 1.6 and Part 1.7 of Division 2 of the Revenue and Taxation Code, shall automatically become a part of this ordinance, provided however, that no such amendment shall operate so as to affect the rate of tax imposed by this ordinance.

3-7.13 Enjoining Collection Forbidden. No injunction or writ of mandate or other legal or equitable process shall issue in any suit, action or proceeding in any court against the State or the City, or against any officer of the State or the City, to prevent or enjoin the collection under this ordinance, or Part 1.6 of Division 2 of the Revenue and Taxation Code, of any tax or any amount of tax required to be collected.

3-7.14 **Citizen Oversight Committee.** The City Council, by resolution, shall establish a five member Citizen Oversight Committee to meet annually to review expenditures and appropriations of the tax revenues to ensure that all such revenues are spent or appropriated for the purposes and uses set forth in the Expenditure Plan. Each member of the City Council shall appoint one member of the Committee who shall have a term coinciding with the term of the appointing Council member. Each Committee member shall be a resident of the City at the time of appointment and shall remain a resident of the City while serving on the Committee. The Mayor shall appoint the chairperson of the Committee subject to the approval of the majority of the Council. The Committee shall receive the assistance of City staff and shall undertake such additional duties as the Council may designate.


3-7.15 **Sunset.** The authority to levy the tax imposed by this Chapter 3-7 shall expire twenty years from the date of its Effective Date.

Section 2. Severability. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance and the application of such provision to other persons or circumstances shall not be affected thereby.

Section 3. Effective Date. This Ordinance, if approved by the electorate of the City of Clearlake at the General Municipal Election of November 8, 2016 shall become effective immediately upon the declaration of the results of that election by the City Council of the City of Clearlake.

INTRODUCED by the City Council of the City of Clearlake at a regular meeting of the City Council held on the 26th day of May, 2016 and **PASSED AND ADOPTED** by the City Council at a regular meeting of the City Council on the 23rd day of June, 2016 by the following vote:

AYES: Mayor Perdock, Vice Mayor Fortino Dickson, Council Members Overton,
 Sabatier and Bennett
NOES: None
ABSENT OR NOT VOTING: None



Russell Perdock, Mayor

ATTEST: 

Melissa Swanson, City Clerk



CITY OF CLEARLAKE
Road Maintenance and Improvement
Transactions and Use Tax Expenditure Plan FOR
Anticipated One (1%) Percent
Transactions and use tax Revenue

The one (1%) percent transactions and use tax passed by the City of Clearlake voters will be dedicated to specific uses: road maintenance and improvement. The funds cannot, and will not, be used for any other purpose. One hundred percent (100%) of the revenues generated by the new tax will be allocated to road maintenance and improvement.

ROAD MAINTENANCE AND IMPROVEMENT

The City of Clearlake's street system consists of approximately 112 miles of streets and is composed of:

Asphalt Paved Streets	63 Miles
Unpaved Gravel or Dirt Streets	49 Miles

The majority of the street system was constructed to the standards and conditions of the 1930's and 40's and is unable to meet today's traffic demands. A pavement management study was completed for the City of Clearlake by Nichols Consulting Engineers in 2008 and updated in 2015. The report called the Pavement Management Program (PMP) indicates that Clearlake's streets have one of the lowest pavement condition index (PCI) rating of any city that they had evaluated. The average PCI for City streets was 38 on a 100-point scale. That is well below an F grade which is unacceptable.

The report further indicates that the City currently has a total deferred maintenance need of \$15.2M. That means the City needs to spend \$15,200,000 for the reconstruction and rehabilitation of its streets system in 2016 alone to bring it up to acceptable standards. The City currently expends approximately \$50,000 annually for repair and maintenance of its streets. At that funding level, the City can only patch some potholes and minimally re-grade a few gravel roads. Current funding does not allow for any major street repair or reconstruction. If the City's maintenance level remains at \$50,000, the PCI of 38 will drop even lower. In that case most of the City's paved streets will completely fail and require total reconstruction.

The PMP recommends the City of Clearlake budget \$740,000 annually over the next ten (10) years for asphalt pavement work, it would improve the City's overall PCI from 38 up to 60. In addition to improving the asphalt surfacing of the City's streets, there is a need to maintain and improve drainage, and city owned sidewalks which are an integral part of the street system.

The Pavement Management Program addresses the paved streets only and not the unpaved roads. A PCI rating does not apply to gravel/dirt roads. Many of these roads are in residential areas and have not received any maintenance for several years. Some are nearly impassable. These

conditions cause significant wear and tear on safety vehicles (Police and Fire) as well as to anyone who drives these roads. Grading contracts for these roads will significantly smooth travel in these areas. Obviously the improvements and maintenance needed on City streets far exceed the available revenues for these activities. The City remains committed to continued efforts to obtain Federal and State funding for street improvements. Without the one percent (1%) transactions and use tax revenue the City will be unable to accomplish its task to maintain the streets at an adequate level to serve the traveling public. It is estimated that a one percent (1%) special road transactions and use tax will produce \$1,600,000 in revenues annually. State law requires the City to prepare and adopt an expenditure plan describing the specific projects for which the revenues from the tax may be expended.

The City of Clearlake has prepared a proposed Road Maintenance and Improvement Transactions and Use Tax Expenditure Plan for the next twenty (20) years beginning in 2016 and going through 2036. The expenditure plan will be annually reviewed by the oversight committee and updates to the expenditure plan will be recommended by the Oversight Committee (with input from Public Works and the City Engineer) to the City Council who will make the final annual allocations.

Annual Expenditure Program 2016-2036	
Activity	Estimated Expenditure (% of tax proceeds)
Road Maintenance & Improvements <ul style="list-style-type: none"> • Annual grading and associated graveling on existing unpaved roads maintained by the City • Pothole and surface repair • Pavement dig outs & minor asphalt blankets • Drainage repairs/replacement • Minor chip seals • Crack filling • Shoulder restoration • Pavement grinding, removal & replacement • Chip seals, Micro-seals and other surface treatments • Storm Drain System improvements • Re-striping, painting and installation of pavement reflector markings • Maintenance of street signs • Asphalt pavement overlay and rehabilitation projects • Rock rip-rap protection • Bridge deck and railing replacement • Sidewalk restoration • Maintenance equipment lease, rental, or purchase • Sidewalk and bicycle facilities • Bridge replacement/rehabilitation • Road construction equipment rental, lease, purchase • Road construction equipment repair 	95% % equivalent in \$ \$1,520,000
Matching Grant Funding <ul style="list-style-type: none"> • Grant matching funds for street improvement projects 	5% % Equivalent in \$ \$80,000
Total	100% (Approx. \$1,600,000)



CITY OF CLEARLAKE

City Council

STAFF REPORT

SUBJECT: Acceptance of Proposals for City Facilities Building Maintenance

MEETING DATE:

November 6,
2025

SUBMITTED BY: Melissa Swanson, Administrative Services Director/City Clerk

PURPOSE OF REPORT: ☐ Information only ☐ Discussion ☒ Action Item

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked accept proposals for City-owned building HVAC and plumbing on-call and emergency maintenance and authorize the City Manager to sign the contracts for services.

BACKGROUND/DISCUSSION:

The current three-year contracts for HVAC, plumbing, and pest control services for City-owned buildings are coming to a close. Staff put a request for proposals out via the City's electronic bidding process and received bids for HVAC and plumbing services. The bid results are attached. There were no proposals submitted for pest control services. Staff will rebid the project.

Staff recommends accepting the proposals and moving forward with non-exclusive contracts with each contractor to provide flexibility and quicker emergency response in case an issue arises and the lowest bidder cannot respond timely.

OPTIONS:

1. Move to accept the proposals.
2. Other direction

FISCAL IMPACT:

☐ None ☒ \$TBD Budgeted Item? ☐ Yes ☒ No

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

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:

Move to accept the proposals and authorize the City Manager to sign the contracts for services.

- ☐ **Attachments:** 1)
- 2)



City of Clearlake

Administrative Services

Melissa Swanson, Director of Administrative Services
14050 Olympic Drive, Clearlake, CA 95422

Section G, Item 11.

[ACCO ENGINEERED SYSTEMS, INC.] RESPONSE DOCUMENT REPORT

RFP No. 2025-REQ-061

HVAC - Emergency and On-Call Services for City Owned Facilities

RESPONSE DEADLINE: November 3, 2025 at 5:00 pm

Report Generated: Thursday, November 6, 2025

ACCO Engineered Systems, Inc. Response

CONTACT INFORMATION

Company:

ACCO Engineered Systems, Inc.

Email:

pdalo@accoes.com

Contact:

Pat Dalo

Address:

10590 Armstrong Ave.
Mather, CA 95655

Phone:

(925) 519-9950

Website:

www.accoes.com/

Submission Date:

Nov 3, 2025 12:44 PM (Pacific Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Oct 30, 2025 2:30 PM by Pat Dalo

QUESTIONNAIRE

1. Type your Legal Company Name Here*

State your Company's Name Here. This will be verified against the California Secretary of State's Website.

ACCO Engineered Systems, Inc.

[Click to Verify](#) Value will be copied to clipboard

2. Proposal (WITHOUT COST)*

Proposals shall be concise, well organized and demonstrate qualifications and applicable experience. Proposals shall be organized, and include page numbers for all pages in the proposal. The proposal shall be uploaded here, in the following order and shall include:

A. Cover Letter

1. This letter should briefly introduce the firm, summarize the firm's general qualifications, include an executive summary of the specific approach which will be used to deliver the work scope; and identify the individual(s) name, address and phone number authorized to negotiate Agreement terms and compensation.

B. Experience and Technical Competence

1. **Background:** Provide history of the firm's consulting experience which specifically addresses the individual or firm's experience with similar Service as described in this RFP.
2. **References:** The proposal shall include a list of recently completed projects that are similar in scope and function to this RFP. Provide a description of the project, client name, and the name, title, and telephone number of the primary contact person.

C. Firm Staffing and Key Personnel

1. **Staffing:** Provide the number of staff to be assigned to perform the Services and the names/discipline/job title of each as well as your firm's capacity to provide additional personnel as needed.
2. **Key Personnel:** Identify key persons that will be principally responsible for working with the City. Indicate the role and responsibility of each individual.
3. **Team Organization:** Describe proposed team organization, including identification and responsibilities of key personnel.
4. **Subcontractors:** The Proposer shall identify functions that are likely to be subcontracted and identify the subcontractor that is anticipated to perform each function.

D. Proposed Method to Accomplish the Work

1. Describe the technical and management approach to providing the Services to the City. Proposer should take into account the scope of the Services, and general functions required. Include a draft first year schedule of tasks, milestones, and deliverables that will provide for timely provision of the Services. In reviewing the scope of Services and goals described herein, the Proposer may identify additional necessary tasks and is invited to bring these to the City's attention within the discussion of its proposed method to accomplish the work.

RFP_BID_PACKAGE_CITY_OF_CLEARLAKE_HVAC_-_Emergency_and_Oncall_Services.pdf

3. Non-Collusion Declaration*

The undersigned declares:

I am an authorized representative of my company, the party making the foregoing Bid, to certify the following.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid Price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted his or her Bid Price or any breakdown thereof, or the contents thereof, or divulged information or

[ACCO ENGINEERED SYSTEMS, INC.] RESPONSE DOCUMENT REPORT
RFP No. 2025-REQ-061
HVAC - Emergency and On-Call Services for City Owned Facilities

data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Confirmed

4. Enter your valid CA Contractors State License Board (CSLB) number*

Pass

Please enter your License Number here. This will be verified against the state database

120696

[Click to Verify](#) *Value will be copied to clipboard*

5. Enter your California Department of Industrial Relations (DIR) Registration number*

Pass

Please enter your Public Works Contractor DIR Number. This will be verified against the state database.

1000000546

[Click to Verify](#) *Value will be copied to clipboard*

6. Litigation*

Pass

Provide litigation history for any claims filed by your firm or against your firm related to the provision of Services in the last five (5) years (or type "N/A").

Construction Related Claims Against ACCO:

- 5/2022 - Project for CSULA - Los Angeles, CA - Plaintiff was Baker Electric - Description of Claim was a dispute over a change order request - Resolution was order was dismissed.

Construction Related Claims Asserted by ACCO:

- 3/2025 - Project for 3545 Wilshire, Los Angeles, CA - Description of Claim was recovery of unpaid contract value and retention - Resolution was resolved
- 12/2024 - Project for Murrieta Hot Springs, Riverside, CA - Description of Claim was recovery of unpaid contract value and retention - Resolution was resolved
- 10/2023 - Project for Brookfield Tower & 945 West 8th St, Los Angeles, CA - Description of Claim was recovery of unpaid contract value, retention, and unresolved change orders - Resolution was resolved
- 1/2023 - Project for Foundry Works Desert Hot Springs, CA - Description of Claim was recovery of unpaid contract value and retention - Resolution was resolved
- 9/2022 - Project for LACH Lab, Los Angeles, CA - Description of Claim was recovery of unpaid contract value and retention and unresolved change orders - Resolution is pending

7. Changes to Agreement*

Pass

The City standard professional services agreement contract is included as an attachment herein. The Proposer shall identify any objections to and/or request changes to the standard contract language in this section of the proposal (or type "N/A"). If you are identifying changes here **ALSO** upload a copy of the redlined Language/Agreement with your Proposal. Changes requested may effect theCity's decision to enter into an Agreement.

NA

8. No Deviations from the RFP*

Pass

In submitting a proposal in response to this RFP, Proposer is certifying that it takes no exceptions to this RFP including, but not limited to, the Agreement. If any exceptions are taken, such exceptions must be clearly noted here, and may be reason for rejection of the proposal. As such, Proposer is directed to carefully review the proposed Agreement and, in particular, the insurance and indemnification provisions therein (or type "N/A").

NA

9. Project Team Resumes*

Pass

Submit resumes of all key personnel/support staff that will produce work product for the Services. Describe their qualifications, education, and professional licensing.

HVAC_Field_Tech_Resumes.pdf

10. Certification of Proposal: The undersigned hereby submits its proposal and, by doing so, agrees to furnish services in accordance with the Request for Proposal (RFP), and to be bound by the terms and conditions of the RFP.*

Pass

Confirmed

PRICE TABLES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Labor Cost Per Hour	1	Per Hour	\$254.00	\$254.00
TOTAL					\$254.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Percentage Mark-up on Parts (%)	1	Percentage	\$21.00	\$21.00
TOTAL					\$21.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Hourly Rate For Emergency Calls: Emergency calls are defined as any calls outside the Contractor's regular business hours.	1	Per Hour	\$315.00	\$315.00
TOTAL					\$315.00



Administrative Services

Melissa Swanson, Director of Administrative Services
14050 Olympic Drive, Clearlake, CA 95422

[FLORES HVAC & CONSTRUCTION] RESPONSE DOCUMENT REPORT

RFP No. 2025-REQ-061

HVAC - Emergency and On-Call Services for City Owned Facilities

RESPONSE DEADLINE: November 3, 2025 at 5:00 pm

Report Generated: Thursday, November 6, 2025

Flores HVAC & Construction Response

CONTACT INFORMATION

Company:

Flores HVAC & Construction

Email:

rose.floresconstruction@gmail.com

Contact:

Rose Flores

Address:

2393 Durham-Dayton Hwy
Durham, CA 95938

Phone:

(530) 809-0058

Website:

N/A

Submission Date:

Nov 3, 2025 3:48 PM (Pacific Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Nov 3, 2025 12:53 PM by Rose Flores

QUESTIONNAIRE

1. Type your Legal Company Name Here*

State your Company's Name Here. This will be verified against the California Secretary of State's Website.

Flores HVAC & Construction

[Click to Verify](#) Value will be copied to clipboard

2. Proposal (WITHOUT COST)*

Proposals shall be concise, well organized and demonstrate qualifications and applicable experience. Proposals shall be organized, and include page numbers for all pages in the proposal. The proposal shall be uploaded here, in the following order and shall include:

A. Cover Letter

1. This letter should briefly introduce the firm, summarize the firm's general qualifications, include an executive summary of the specific approach which will be used to deliver the work scope; and identify the individual(s) name, address and phone number authorized to negotiate Agreement terms and compensation.

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1. **Background:** Provide history of the firm's consulting experience which specifically addresses the individual or firm's experience with similar Service as described in this RFP.
2. **References:** The proposal shall include a list of recently completed projects that are similar in scope and function to this RFP. Provide a description of the project, client name, and the name, title, and telephone number of the primary contact person.

C. Firm Staffing and Key Personnel

1. **Staffing:** Provide the number of staff to be assigned to perform the Services and the names/discipline/job title of each as well as your firm's capacity to provide additional personnel as needed.
2. **Key Personnel:** Identify key persons that will be principally responsible for working with the City. Indicate the role and responsibility of each individual.
3. **Team Organization:** Describe proposed team organization, including identification and responsibilities of key personnel.
4. **Subcontractors:** The Proposer shall identify functions that are likely to be subcontracted and identify the subcontractor that is anticipated to perform each function.

D. Proposed Method to Accomplish the Work

1. Describe the technical and management approach to providing the Services to the City. Proposer should take into account the scope of the Services, and general functions required. Include a draft first year schedule of tasks, milestones, and deliverables that will provide for timely provision of the Services. In reviewing the scope of Services and goals described herein, the Proposer may identify additional necessary tasks and is invited to bring these to the City's attention within the discussion of its proposed method to accomplish the work.

Formal_Proposal_for_Clearlake_2025-REQ-061.pdf

3. Non-Collusion Declaration*

The undersigned declares:

I am an authorized representative of my company, the party making the foregoing Bid, to certify the following.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid Price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted his or her Bid Price or any breakdown thereof, or the contents thereof, or divulged information or

[FLORES HVAC & CONSTRUCTION] RESPONSE DOCUMENT REPORT
RFP No. 2025-REQ-061
HVAC - Emergency and On-Call Services for City Owned Facilities

data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Confirmed

4. Enter your valid CA Contractors State License Board (CSLB) number*

Please enter your License Number here. This will be verified against the state database

787079

[Click to Verify](#) *Value will be copied to clipboard*

5. Enter your California Department of Industrial Relations (DIR) Registration number*

Please enter your Public Works Contractor DIR Number. This will be verified against the state database.

1000659530

[Click to Verify](#) *Value will be copied to clipboard*

6. Litigation*

Provide litigation history for any claims filed by your firm or against your firm related to the provision of Services in the last five (5) years (or type "N/A").

N/A

7. Changes to Agreement*

The City standard professional services agreement contract is included as an attachment herein. The Proposer shall identify any objections to and/or request changes to the standard contract language in this section of the proposal (or type "N/A"). If you are

identifying changes here **ALSO** upload a copy of the redlined Language/Agreement with your Proposal. Changes requested may effect theCity's decision to enter into an Agreement.

N/A

8. No Deviations from the RFP*

In submitting a proposal in response to this RFP, Proposer is certifying that it takes no exceptions to this RFP including, but not limited to, the Agreement. If any exceptions are taken, such exceptions must be clearly noted here, and may be reason for rejection of the proposal. As such, Proposer is directed to carefully review the proposed Agreement and, in particular, the insurance and indemnification provisions therein (or type "**N/A**").

N/A

9. Project Team Resumes*

Submit resumes of all key personnel/support staff that will produce work product for the Services. Describe their qualifications, education, and professional licensing.

Charles_Anderson_Resume_Flores_HVAC_&_Construction.pdf

Rose_Flores_Resume_Flores_HVAC_&_Construction.pdf

Tony's_Work_Experience.pdf

10. Certification of Proposal: The undersigned hereby submits its proposal and, by doing so, agrees to furnish services in accordance with the Request for Proposal (RFP), and to be bound by the terms and conditions of the RFP.*

Confirmed

PRICE TABLES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Labor Cost Per Hour	1	Per Hour	\$125.00	\$125.00
TOTAL					\$125.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Percentage Mark-up on Parts (%)	1	Percentage	\$10.00	\$10.00
TOTAL					\$10.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Hourly Rate For Emergency Calls: Emergency calls are defined as any calls outside the Contractor's regular business hours.	1	Per Hour	\$155.00	\$155.00
TOTAL					\$155.00



Administrative Services

Melissa Swanson, Director of Administrative Services
14050 Olympic Drive, Clearlake, CA 95422

[MESA ENERGY SYSTEMS, INC.] RESPONSE DOCUMENT REPORT

RFP No. 2025-REQ-061

HVAC - Emergency and On-Call Services for City Owned Facilities

RESPONSE DEADLINE: November 3, 2025 at 5:00 pm

Report Generated: Thursday, November 6, 2025

Mesa Energy Systems, Inc. Response

CONTACT INFORMATION

Company:

Mesa Energy Systems, Inc.

Email:

tbettencourt@emcor.net

Contact:

Todd Bettencourt

Address:

2 Cromwell
Irvine, CA 92618

Phone:

N/A

Website:

<https://mesaenergy.com/>

Submission Date:

Nov 3, 2025 11:42 AM (Pacific Time)

ADDENDA CONFIRMATION

Addendum #1

Confirmed Oct 29, 2025 9:47 AM by Todd Bettencourt

QUESTIONNAIRE

1. Type your Legal Company Name Here*

State your Company's Name Here. This will be verified against the California Secretary of State's Website.

Mesa Energy Systems, Inc. DBA Emcor Services

[Click to Verify](#) Value will be copied to clipboard

2. Proposal (WITHOUT COST)*

Proposals shall be concise, well organized and demonstrate qualifications and applicable experience. Proposals shall be organized, and include page numbers for all pages in the proposal. The proposal shall be uploaded here, in the following order and shall include:

A. Cover Letter

1. This letter should briefly introduce the firm, summarize the firm's general qualifications, include an executive summary of the specific approach which will be used to deliver the work scope; and identify the individual(s) name, address and phone number authorized to negotiate Agreement terms and compensation.

B. Experience and Technical Competence

1. **Background:** Provide history of the firm's consulting experience which specifically addresses the individual or firm's experience with similar Service as described in this RFP.
2. **References:** The proposal shall include a list of recently completed projects that are similar in scope and function to this RFP. Provide a description of the project, client name, and the name, title, and telephone number of the primary contact person.

C. Firm Staffing and Key Personnel

1. **Staffing:** Provide the number of staff to be assigned to perform the Services and the names/discipline/job title of each as well as your firm's capacity to provide additional personnel as needed.
2. **Key Personnel:** Identify key persons that will be principally responsible for working with the City. Indicate the role and responsibility of each individual.
3. **Team Organization:** Describe proposed team organization, including identification and responsibilities of key personnel.
4. **Subcontractors:** The Proposer shall identify functions that are likely to be subcontracted and identify the subcontractor that is anticipated to perform each function.

D. Proposed Method to Accomplish the Work

1. Describe the technical and management approach to providing the Services to the City. Proposer should take into account the scope of the Services, and general functions required. Include a draft first year schedule of tasks, milestones, and deliverables that will provide for timely provision of the Services. In reviewing the scope of Services and goals described herein, the Proposer may identify additional necessary tasks and is invited to bring these to the City's attention within the discussion of its proposed method to accomplish the work.

Clearlake_Cover_Letter.odt

Clearlake_Experience_and_Technical_Competence.odt

Clearlake_Firm_Staffing_and_Key_Personnel.odt

Clearlake_Proposed_Method_to_Accomplish_the_Work.odt

3. Non-Collusion Declaration*

The undersigned declares:

I am an authorized representative of my company, the party making the foregoing Bid, to certify the following.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by

agreement, communication, or conference with anyone to fix the Bid Price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted his or her Bid Price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Confirmed

4. Enter your valid CA Contractors State License Board (CSLB) number*

Please enter your License Number here. This will be verified against the state database

611215

[Click to Verify](#) *Value will be copied to clipboard*

5. Enter your California Department of Industrial Relations (DIR) Registration number*

Please enter your Public Works Contractor DIR Number. This will be verified against the state database.

1000002425

[Click to Verify](#) *Value will be copied to clipboard*

6. Litigation*

Provide litigation history for any claims filed by your firm or against your firm related to the provision of Services in the last five (5) years (or type "N/A").

N/A

7. Changes to Agreement*

The City standard professional services agreement contract is included as an attachment herein. The Proposer shall identify any objections to and/or request changes to the standard contract language in this section of the proposal (or type "N/A"). If you are identifying changes here ALSO upload a copy of the redlined Language/Agreement with your Proposal. Changes requested may effect the City's decision to enter into an Agreement.

N/A

8. No Deviations from the RFP*

In submitting a proposal in response to this RFP, Proposer is certifying that it takes no exceptions to this RFP including, but not limited to, the Agreement. If any exceptions are taken, such exceptions must be clearly noted here, and may be reason for rejection of the proposal. As such, Proposer is directed to carefully review the proposed Agreement and, in particular, the insurance and indemnification provisions therein (or type "N/A").

N/A

9. Project Team Resumes*

Submit resumes of all key personnel/support staff that will produce work product for the Services. Describe their qualifications, education, and professional licensing.

Clearlake_Project_Team_Resume.odt

10. Certification of Proposal: The undersigned hereby submits its proposal and, by doing so, agrees to furnish services in accordance with the Request for Proposal (RFP), and to be bound by the terms and conditions of the RFP.*

Confirmed

PRICE TABLES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Labor Cost Per Hour	1	Per Hour	\$165.00	\$165.00
TOTAL					\$165.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Percentage Mark-up on Parts (%)	1	Percentage	\$20.00	\$20.00
TOTAL					\$20.00

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Hourly Rate For Emergency Calls: Emergency calls are defined as any calls outside the Contractor's regular business hours.	1	Per Hour	\$197.00	\$197.00
TOTAL					\$197.00



City of Clearlake

Administrative Services

Melissa Swanson, Director of Administrative Services
14050 Olympic Drive, Clearlake, CA 95422

Section G, Item 11.

[ACCO ENGINEERED SYSTEMS, INC.] RESPONSE DOCUMENT REPORT

RFP No. 2025-REQ-062

Plumbing- Emergency and After Hour Services - City Owned Facilities

RESPONSE DEADLINE: November 3, 2025 at 5:00 pm

Report Generated: Thursday, November 6, 2025

ACCO Engineered Systems, Inc. Response

CONTACT INFORMATION

Company:

ACCO Engineered Systems, Inc.

Email:

pdalo@accoes.com

Contact:

Pat Dalo

Address:

10590 Armstrong Ave.
Mather, CA 95655

Phone:

(925) 519-9950

Website:

www.accoes.com/

Submission Date:

Nov 3, 2025 3:02 PM (Pacific Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Type your Legal Company Name Here*

State your Company's Name Here. This will be verified against the California Secretary of State's Website.

ACCO Engineered Systems, Inc.

[Click to Verify](#) Value will be copied to clipboard

2. Proposal (WITHOUT COST)*

Proposals shall be concise, well organized and demonstrate qualifications and applicable experience. Proposals shall be organized, and include page numbers for all pages in the proposal. The proposal shall be uploaded here, in the following order and shall include:

A. Cover Letter

1. This letter should briefly introduce the firm, summarize the firm's general qualifications, include an executive summary of the specific approach which will be used to deliver the work scope; and identify the individual(s) name, address and phone number authorized to negotiate Agreement terms and compensation.

B. Experience and Technical Competence

1. **Background:** Provide history of the firm's consulting experience which specifically addresses the individual or firm's experience with similar Service as described in this RFP.
2. **References:** The proposal shall include a list of recently completed projects that are similar in scope and function to this RFP. Provide a description of the project, client name, and the name, title, and telephone number of the primary contact person.

C. Firm Staffing and Key Personnel

1. **Staffing:** Provide the number of staff to be assigned to perform the Services and the names/discipline/job title of each as well as your firm's capacity to provide additional personnel as needed.
2. **Key Personnel:** Identify key persons that will be principally responsible for working with the City. Indicate the role and responsibility of each individual.
3. **Team Organization:** Describe proposed team organization, including identification and responsibilities of key personnel.
4. **Subcontractors:** The Proposer shall identify functions that are likely to be subcontracted and identify the subcontractor that is anticipated to perform each function.

D. Proposed Method to Accomplish the Work

1. Describe the technical and management approach to providing the Services to the City. Proposer should take into account the scope of the Services, and general functions required. Include a draft first year schedule of tasks, milestones, and deliverables that will provide for timely provision of the Services. In reviewing the scope of Services and goals described herein, the Proposer may identify additional necessary tasks and is invited to bring these to the City's attention within the discussion of its proposed method to accomplish the work.

RFP_BID_PACKAGE_CITY_OF_CLEARLAKE_PLUMBING__Emergency_&_After_Hour_Service.pdf

3. Non-Collusion Declaration*

The undersigned declares:

I am an authorized representative of my company, the party making the foregoing Bid, to certify the following.

The Bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation. The Bid is genuine and not collusive or sham. The Bidder has not directly or indirectly induced or solicited any other Bidder to put in a false or sham bid. The Bidder has not directly or indirectly colluded, conspired, connived, or agreed with any Bidder or anyone else to put in a sham bid, or to refrain from bidding. The Bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the Bid Price of the Bidder or any other Bidder, or to fix any overhead, profit, or cost element of the Bid Price, or of that of any other Bidder. All statements contained in the Bid are true. The Bidder has not, directly or indirectly, submitted his or her Bid Price or any breakdown thereof, or the contents thereof, or divulged information or

[ACCO ENGINEERED SYSTEMS, INC.] RESPONSE DOCUMENT REPORT

RFP No. 2025-REQ-062

Plumbing- Emergency and After Hour Services - City Owned Facilities

data relative thereto, to any corporation, partnership, company, association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid, and has not paid, and will not pay, any person or entity for such purpose.

Any person executing this declaration on behalf of a Bidder that is a corporation, partnership, joint venture, limited liability company, limited liability partnership, or any other entity, hereby represents that he or she has full power to execute, and does execute, this declaration on behalf of the Bidder.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Confirmed

4. Enter your valid CA Contractors State License Board (CSLB) number*

Please enter your License Number here. This will be verified against the state database

120696

[Click to Verify](#) *Value will be copied to clipboard*

5. Enter your California Department of Industrial Relations (DIR) Registration number*

Please enter your Public Works Contractor DIR Number. This will be verified against the state database.

1000000546

[Click to Verify](#) *Value will be copied to clipboard*

6. Litigation*

Provide litigation history for any claims filed by your firm or against your firm related to the provision of Services in the last five (5) years (or type "N/A").

Construction Related Claims Against ACCO:

- 5/2022 - Project for CSULA - Los Angeles, CA - Plaintiff was Baker Electric - Description of Claim was a dispute over a change order request - Resolution was order was dismissed.

Construction Related Claims Asserted by ACCO:

[ACCO ENGINEERED SYSTEMS, INC.] RESPONSE DOCUMENT REPORT

RFP No. 2025-REQ-062

Plumbing- Emergency and After Hour Services - City Owned Facilities

- 3/2025 - Project for 3545 Wilshire, Los Angeles, CA - Description of Claim was recovery of unpaid contract value and retention - Resolution was resolved
- 12/2024 - Project for Murrieta Hot Springs, Riverside, CA - Description of Claim was recovery of unpaid contract value and retention - Resolution was resolved
- 10/2023 - Project for Brookfield Tower & 945 West 8th St, Los Angeles, CA - Description of Claim was recovery of unpaid contract value, retention, and unresolved change orders - Resolution was resolved
- 1/2023 - Project for Foundry Works Desert Hot Springs, CA - Description of Claim was recovery of unpaid contract value and retention - Resolution was resolved
- 9/2022 - Project for LACH Lab, Los Angeles, CA - Description of Claim was recovery of unpaid contract value and retention and unresolved change orders - Resolution is pending

7. Changes to Agreement*

The City standard professional services agreement contract is included as an attachment herein. The Proposer shall identify any objections to and/or request changes to the standard contract language in this section of the proposal (or type "N/A"). If you are identifying changes here **ALSO** upload a copy of the redlined Language/Agreement with your Proposal. Changes requested may effect theCity's decision to enter into an Agreement.

NA

8. No Deviations from the RFP*

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NA

9. Project Team Resumes*

Submit resumes of all key personnel/support staff that will produce work product for the Services. Describe their qualifications, education, and professional licensing.

Team_Resumes-_Plumbing.pdf

10. Certification of Proposal: The undersigned hereby submits its proposal and, by doing so, agrees to furnish services in accordance with the Request for Proposal (RFP), and to be bound by the terms and conditions of the RFP.*

Confirmed

PRICE TABLES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Labor Cost Per Hour	1	PH	\$254.00	\$254.00
2	Markup Percentage on Parts	1	Percentage	\$21.00	\$21.00
3	After Hour/Emergency Call Per Hour Cost: Defined as calls outside the Contractor's normal business hours	1	PH	\$315.00	\$315.00
TOTAL					\$590.00



Administrative Services

Melissa Swanson, Director of Administrative Services
14050 Olympic Drive, Clearlake, CA 95422

[MESA ENERGY SYSTEMS, INC.] RESPONSE DOCUMENT REPORT

RFP No. 2025-REQ-062

Plumbing- Emergency and After Hour Services - City Owned Facilities

RESPONSE DEADLINE: November 3, 2025 at 5:00 pm

Report Generated: Thursday, November 6, 2025

Mesa Energy Systems, Inc. Response

CONTACT INFORMATION

Company:

Mesa Energy Systems, Inc.

Email:

tbettencourt@emcor.net

Contact:

Todd Bettencourt

Address:

2 Cromwell
Irvine, CA 92618

Phone:

N/A

Website:

<https://mesaenergy.com/>

Submission Date:

Nov 3, 2025 8:52 AM (Pacific Time)

ADDENDA CONFIRMATION

No addenda issued

QUESTIONNAIRE

1. Type your Legal Company Name Here*

State your Company's Name Here. This will be verified against the California Secretary of State's Website.

Mesa Energy Systems, Inc. DBA Emcor Services

[Click to Verify](#) Value will be copied to clipboard

2. Proposal (WITHOUT COST)*

Proposals shall be concise, well organized and demonstrate qualifications and applicable experience. Proposals shall be organized, and include page numbers for all pages in the proposal. The proposal shall be uploaded here, in the following order and shall include:

A. Cover Letter

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Clearlake_Cover_Letter.odt

Clearlake_Experience_and_Technical_Competence.odt

Clearlake_Firm_Staffing_and_Key_Personnel.odt

Clearlake_Proposed_Method_to_Accomplish_the_Work.odt

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The undersigned declares:

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[MESA ENERGY SYSTEMS, INC.] RESPONSE DOCUMENT REPORT

RFP No. 2025-REQ-062

Plumbing- Emergency and After Hour Services - City Owned Facilities

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I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Confirmed

4. Enter your valid CA Contractors State License Board (CSLB) number*

Please enter your License Number here. This will be verified against the state database

611215

[Click to Verify](#) *Value will be copied to clipboard*

5. Enter your California Department of Industrial Relations (DIR) Registration number*

Please enter your Public Works Contractor DIR Number. This will be verified against the state database.

1000002425

[Click to Verify](#) *Value will be copied to clipboard*

6. Litigation*

Provide litigation history for any claims filed by your firm or against your firm related to the provision of Services in the last five (5) years (or type "N/A").

N/A

7. Changes to Agreement*

The City standard professional services agreement contract is included as an attachment herein. The Proposer shall identify any objections to and/or request changes to the standard contract language in this section of the proposal (or type "N/A"). If you are identifying changes here ALSO upload a copy of the redlined Language/Agreement with your Proposal. Changes requested may effect the City's decision to enter into an Agreement.

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N/A

9. Project Team Resumes*

Submit resumes of all key personnel/support staff that will produce work product for the Services. Describe their qualifications, education, and professional licensing.

Clearlake_Project_Team_Resume.odt

10. Certification of Proposal: The undersigned hereby submits its proposal and, by doing so, agrees to furnish services in accordance with the Request for Proposal (RFP), and to be bound by the terms and conditions of the RFP.*

Confirmed

PRICE TABLES

Line Item	Description	Quantity	Unit of Measure	Unit Cost	Total
1	Labor Cost Per Hour	1	PH	\$152.00	\$152.00
2	Markup Percentage on Parts	1	Percentage	\$15.00	\$15.00
3	After Hour/Emergency Call Per Hour Cost: Defined as calls outside the Contractor's normal business hours	1	PH	\$172.00	\$172.00
TOTAL					\$339.00



CITY OF CLEARLAKE

City Council

STAFF REPORT

SUBJECT:	Discussion and Consideration of Draft Climate Adaptation Plan (CAP)	MEETING DATE:	Nov. 6, 2025
SUBMITTED BY:	Alan Flora, City Manager		
PURPOSE OF REPORT:	<input type="checkbox"/> Information only <input checked="" type="checkbox"/> Discussion <input type="checkbox"/> Action Item		

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

Receive public input and discuss the draft Climate Adaptation Plan for Lake County.

BACKGROUND/DISCUSSION:

Lake County experiences a range of climate-related hazards that significantly affect its communities, economy, and natural resources. Wildfires have burned over 70 percent of the county since 2015, while drought conditions periodically stress water supplies from Clear Lake and groundwater sources. Additionally, severe storms cause flooding and landslides, and extreme temperatures, agricultural pests and diseases, and degraded air quality create ongoing challenges for residents.

The County of Lake, City of Clearlake, and City of Lakeport are developing a Climate Adaptation Plan to address these issues and build community resilience countywide. The County received funding through the Planning for an Equitable Climate-Safe Lake project, funded by the California Adaptation Planning Grant Program (APGP), the plan builds on the Lake County Climate Vulnerability Analysis, which identifies populations, infrastructure, and natural resources most susceptible to climate hazards. Vulnerable populations identified as priorities include people of color and immigrant communities, households in poverty, persons with chronic illnesses and/or disabilities, older adults, and persons experiencing homelessness. These populations face heightened risks from extreme temperatures, wildfire smoke, vector-borne diseases, and barriers to accessing healthcare, emergency services, and community resources during climate hazard events.

This Climate Adaptation Plan will use the Pillars of Landscape Resilience framework developed by the Lake County's Office of Climate Resiliency in 2022 to map out adaptation strategies. The framework addresses resilience through ten interconnected pillars: air quality, water security, wetland integrity, biodiversity conservation, forest resilience, carbon sequestration, fire dynamics, fire-adapted communities, economic diversity, and social and cultural well-being. The Climate Adaptation Plan will aim to reduce climate risks for all residents with focused attention on populations with higher vulnerability, strengthen infrastructure systems to maintain essential services during hazard events, vulnerability, strengthen infrastructure systems to maintain essential services during hazard events, and enhance the social and cultural well-being of vulnerable populations and community support systems.

We will provide an overview and update on the Climate Adaptation Plan process and receive feedback from the City Council on the development of strategies and actions for the Draft Climate Adaptation Plan. The Council’s feedback will inform specific strategies and actions of the plan.

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

☐ **Attachments:**



CITY OF CLEARLAKE

City Council

STAFF REPORT

SUBJECT: Award of Contract for the Burns Valley/Arrowhead/Olympic Drive Project

MEETING DATE: November 6, 2025

SUBMITTED BY: Adeline Leyba, Public Works Director

PURPOSE OF REPORT: ☐ Information only ☐ Discussion ☒ Action Item

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to approve a contract for the Burns Valley/Arrowhead/Olympic Drive Project and authorize the City Manager to approve up to 10% for additional unforeseen contract amendments.

BACKGROUND/DISCUSSION:

The City solicited proposals for Burns Valley/Arrowhead/Olympic Drive Project. This project was solicited via OpenGov on October 1, 2025. Improvements include thermoplastic and paint striping throughout the City. The City opened bids on January 16, 2025 from the following Contractors.

- | | |
|------------------------------|----------------|
| 1. Lamson Construction | \$3,198,680.33 |
| 2. Team Ghilotti | \$3,379,141.00 |
| 3. Argonaut Constructors | \$3,420,870.20 |
| 4. Granite Construction | \$3,592,088.04 |
| 5. Ghilotti Construction | \$3,888,227.04 |
| 6. All-American Construction | \$4,024,147.04 |
| 7. Ghilotti Brothers | \$4,198,621.84 |

Lamson Construction was the lowest responsible bidder.

OPTIONS:

1. Move to approve the contract and authorize the City Manager to approve up to 10% for additional unforeseen contract amendments.
2. Other direction

FISCAL IMPACT:

☐ None ☒ \$3,198,680.33 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: Community Development Block Grant 2017 DR/MIT Program

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:

Authorize City Manager to enter into a contract with Lamon Construction for the Burns Valley/Arrowhead/Olympic Drive Project in the amount of \$3,198,680.33 and authorize the City Manager to approve up to 10% for additional unforeseen contract amendments.

☐ **Attachments:**



CITY OF CLEARLAKE

City Council

STAFF REPORT	
SUBJECT: Public Hearing and Adoption of Resolution 2025-39 Naming Two New Public Streets	MEETING DATE: November 6, 2025
SUBMITTED BY: Adeline Leyba, Public Works Director	
PURPOSE OF REPORT: <input type="checkbox"/> Information only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item	

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

The City Council is being asked to consider adopting Resolution 2025-39 authorizing the creation of two new public streets.

BACKGROUND/DISCUSSION:

The purpose of this public hearing is to consider the creation of two new public streets. These streets will provide access to the Burns Valley Sports Complex and the Public Works Corporation Yard shown on the attached map. All new street names must be approved by the City Council following a public hearing. The purpose of the naming process is to ensure clarity for emergency response, deliveries, and navigation systems.

- Public Works / Engineering – verified no duplication or conflict with existing street names.
- Fire Department / Police Department –no indication of potential confusion for emergency response.

Notice of this public hearing was published on October 25, 2025. No written objections or comments have been received as of the date of this report. Staff recommends that the City Council adopt the attached resolution, officially naming the new streets.

- Proposed Street #1: Sandlot Drive
- Proposed Street #2: Corporation Way

OPTIONS:

1. Adopt Resolution 2025-39 approving the proposed street names
2. 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:

Adopt Resolution 2025-39 approving the proposed street names

☒ **Attachments:**

- Attachment A - Vicinity Map and Street Layout
- Attachment B – Resolution 2025-39

ATTACHMENT A

Section I, Item 14.



ATTACHMENT B

CITY OF CLEARLAKE

RESOLUTION NO. 2025-39

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE
APPROVING THE CREATION AND OFFICIAL NAMING OF TWO NEW STREETS TO BE KNOWN AS
“SANDLOT DRIVE” AND “CORPORATION WAY”**

WHEREAS, the development of the area known as the Burns Valley Development has resulted in the establishment of new roads/streets intended to provide access to residents, businesses, and the general public;

WHEREAS, the creation of the two new roads has been done in accordance with all applicable Federal, State and Local Agency requirements; and

WHEREAS, a uniform and logical street naming system is essential for emergency response services, the postal service, and the general public; it is necessary to assign an official name to the said street;

WHEREAS, the City Council considered and received public comment on said request for street name creation at a public hearing held on November 6, 2025, at 6:00 p.m. at the Clearlake City Council Chambers, 14050 Olympic Drive, Clearlake, CA; and

NOW, THEREFORE, BE IT RESOLVED that the Clearlake City Council hereby accepts the creation of Sandlot Drive and Corporation Way.

PASSED AND ADOPTED THIS 6th day of November 2025 by the City Council of the City of Clearlake by the following vote:

Ayes:
Noes:
Absent:
Abstain:

Mayor

ATTEST:

Melissa Swanson
City Clerk