

From: [Stephen Archer](#)
To: [Haley Bugarin](#)
Cc: [Tom Wrightson](#); [Jim Briner](#); [Jim Dinwiddie](#); [Peter Hooberman](#); [Ray Romero](#); [Stephen Wilcox](#)
Subject: Re: 05/07 Meeting Agenda
Date: Tuesday, May 19, 2026 9:04:29 PM

Hi Haley,

One further comment. At the time of the November 2024 approval of the contract, I recall the vote was all approve, including Scott, except Dan.

Thank you.

Stephen Archer

On Tue, May 19, 2026 at 8:57 PM Stephen Archer <stephenfinlayarcher@gmail.com> wrote:

Hi Haley,

Thank you for this input.

I would like the commission to address the historical trail maintenance requirement, a cost effective contract effort that was with Dario Landscaping until October 2025 when our committee was being disbanded. As a result, this trail which we spent considerable effort to re-establish, has deteriorated significantly.

In the 2025-26 budget there was \$3500 in each of PCR and Wildlife Corridor line items for this function, a total of \$7,000. Since I have not seen the 2026-27 budget I am not sure if this is still present.

In the first commission meeting a comment was made that Scott had questioned the \$400 per month contract suggesting the Maintenance be handled on a case by case basis. I reviewed the minutes of the committee and found the following;

:

November 7, 2024 Committee Meeting Minutes

In the monthly report, Steve A pointed out the \$7,000 budget and requested that \$400 a month be approved for Dario Landscape Services to maintain the historical trail. \$2,200 will be held back for any unexpected costs like a tree falling. Dan would prefer that funds be handed out on a case by case basis, but the committee approved Steve A's plan for a year on the basis that we could terminate the work if prudent and that he would monitor the work for efficient use of funds.

Attachment:

Attachment: Contract and Statement of Work for the Selkirk Historical Trail Maintenance

Manager: Stephen Archer October 2024

Objective:

The historical trail has been restored but it must be maintained.

Budget:

The current budget is \$7,000 annually, if needed or \$400 monthly, plus \$2,200 for

unanticipated work such as a fallen tree removal to be authorized within budget as necessary by the manager.

Tasks:

1. Keep the trail path clear of vegetation and debris including leaves on the bridges
2. Keep the interpretive and directional signs clear of dirt, bird droppings etc.
3. Keep the oleander bushes at the corner of the trail connection past the 5th tee box healthy and pruned as necessary.
4. Respread bark as necessary to provide a clear trail path.

Schedule: Work to be performed monthly.

At the time it was pointed out that this effort would use 16 man hours a month at Dario's current labor rate, reasonable manpower for these tasks, and that there is significant year-round effort required.

I understand his current labor rate is \$35 based on personal use of his services,.

I could not find any comment by Scott in any of the minutes or any subsequent discussion of changing the Dario contract.

i did monitor Dario's work and found that he spent the hours and the trail was properly maintained with some guidance by me.

I suggest that this contract be added to the current Defensible Space Clearance contract as an addendum.

1.The dollar value does not, I understand, require a separate City bid process using the portal

2. Over half of the 1.5 mile trail passes within 100 feet of residences in PCR 2, where it crosses the golf course and the lower section running parallel to the service road, thereby qualifying for defensible space area.

3. This is a standard contract process of a monthly fee similar to the main JBS contract, an industry standard.

Please consider this request.

The trail needs work.

Thank you.

Stephen Archer

On Mon, May 18, 2026 at 4:00 PM Haley Bugarin <haleybugarin@angelscamp.gov> wrote:

Hi Stephen,

No one has seen the agreement just yet as it was just drafted today. Because of the work requested in the RFP was aligned with standard maintenance needed for the LLD, there was no vote required to make the decision as long it was within budget. Wilcox has the SOW and the bid contract is anticipated to go to Dario, it is just not completely signed yet.



Good Day,

Haley Bugarin

Haley Bugarin, MPH

Administrative Services Officer

City of Angels

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haleybugarin@angelscamp.gov

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From: Stephen Archer <stephenfinlayarcher@gmail.com>

Sent: Monday, May 18, 2026 3:34 PM

To: Haley Bugarin <haleybugarin@angelscamp.gov>

Cc: Tom Wrightson <twrightson6@gmail.com>; Jim Briner <JIM.BRINER@yahoo.com>; Jim Dinwiddie <jimdinwiddie1253@gmail.com>; Peter Hooberman <ac.phoobs@gmail.com>; Ray Romero <romeroacamp@gmail.com>; Stephen Wilcox <Steve.wilcox@live.com>

Subject: Re: 05/07 Meeting Agenda

Thank you for this response, Haley. I am sorry for asking these questions piecemeal, but I haven't seen the pending contract. If there was notification of a meeting to make this decision I must have missed it. WiFi is spotty where I am.

I presume the annual contract value is a not-to-exceed whereby the City will monitor expenditures against each SOW invoice submitted during the year to ensure that we stay within budget and if possible limit the expenditures below the

maximum value.

I presume the contract bid from Dario did not breakdown expected cost per task in the RFP SOW.

Dario is a good, cost effective contractor, but we have had problems with other main contractors that had a blanket contract value.

Thank you

Stephen

On Tue, May 19, 2026 at 12:04 AM Haley Bugarin <haleybugarin@angelscamp.gov> wrote:

Hi Stephen,

That piece is referring to the items already in the Scope of Work.



Good Day,

Haley Bugarin

Haley Bugarin, MPH

Administrative Services Officer

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From: Stephen Archer <stephenfinlayarcher@gmail.com>

Sent: Monday, May 18, 2026 3:00 PM

To: Haley Bugarin <haleybugarin@angelscamp.gov>

Cc: Tom Wrightson <twrightson6@gmail.com>; Jim Briner <JIM.BRINER@yahoo.com>; Jim Dinwiddie <jimdinwiddie1253@gmail.com>; Peter Hooberman <ac.phoobs@gmail.com>; Ray Romero <rromeroacamp@gmail.com>; Stephen Wilcox <Steve.wilcox@live.com>

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Hello Haley,

Thank you for your prompt response and clarification.

Regarding your response to question 2, where does it state that the contractor shall bid fixed price for each task? Your response states “the quantities of each bid item completed.” Are these items he already bid to perform In his response to the RFP and therefore are specific tasks in the SOW, or tasks he bids on during the contract to execute the contract?

Thank you.

Stephen

On Mon, May 18, 2026 at 11:15 PM Haley Bugarin <haleybugarin@angelscamp.gov> wrote:

Good Afternoon Steve,

Please see the response to your questions in red below:

1. Does this contract allow both parties to terminate s without cause as well as with cause consistent with the main contract with jBS?
 - a. **Termination: This Agreement may be terminated by the City immediately for cause or by either party without cause upon fifteen days' written notice of termination. Upon termination, Contractor shall be entitled to compensation for services performed up to the effective date of termination.**

2. Does the contract, with a ceiling of \$35K per annum have a requirement for the work to be approved by the maintenance manager on a task by task basis based on a fixed price from the contractor?
 - a. **Method of Payment: Contractor shall submit monthly billings to City describing the work performed during the preceding month. Contractor's bills shall include a brief description of the services performed, the date the services were performed, the quantities of each bid item completed, and a description of any reimbursable expenditures. City shall pay Contractor no later than 30 days after approval of the monthly invoice by City staff.**
 - b. **Extra Work: At any time during the term of this Agreement, City may request that Contractor perform Extra Work. As used herein, "Extra Work" means any work which is determined by City to be necessary for the proper completion of the Project, but which the paraties did not reasonably anticipate would be necessary at the execution of this Agreement. Contractor shall not perform, nor be compensated for, Extra Work without written authorization from City.**

Hope this helps, but please let me know if you need any additional information!



Good Day,

Haley Bugarin

Haley Bugarin, MPH

Administrative Services Officer

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From: Stephen Archer <stephenfinlayarcher@gmail.com>

Sent: Monday, May 18, 2026 2:01 PM

To: Haley Bugarin <haleybugarin@angelscamp.gov>

Cc: Tom Wrightson <twrightson6@gmail.com>; Jim Briner <JIM.BRINER@yahoo.com>; Jim Dinwiddie <jimdinwiddie1253@gmail.com>; Peter Hooberman <ac.phoobs@gmail.com>; Ray Romero <rromeroacamp@gmail.com>; Stephen Wilcox <Steve.wilcox@live.com>

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Haley and commission,

I am glad to hear that we are putting Dario Landscaping under contract to get busy on the defensible space clearance.

I understand the commission approved a contract for him this morning. I am still in Europe.

I have two questions given our previous experience with landscape contractors.

1. Does this contract allow both parties to terminate without cause as well as with cause consistent with the main contract with jBS?

2. Does the contract, with a ceiling of \$35K per annum have a requirement for the

work to be approved by the maintenance manager on a task by task basis based on a fixed price from the contractor?

I hope these two provisions are in the contract.

Stephen Archer

On Wed, May 6, 2026 at 9:11 PM Haley Bugarin <haleybugarin@angelscamp.gov> wrote:

Good Afternoon Tom,

If you'd like me to bring a few copies then I can. Just let me know how many you need!



Good Day,

Haley Bugarin

Haley Bugarin, MPH

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From: Tom Wrightson <twrightson6@gmail.com>
Sent: Wednesday, May 6, 2026 12:02 PM
To: Haley Bugarin <haleybugarin@angelscamp.gov>
Cc: Jim Briner <JIM.BRINER@yahoo.com>; Jim Dinwiddie <jimdinwiddie1253@gmail.com>; Peter Hooberman <ac.phoobs@gmail.com>; Ray Romero <rromeroacamp@gmail.com>; Stephen Archer <stephenfinlayarcher@gmail.com>; Stephen Wilcox <Steve.wilcox@live.com>
Subject: Re: 05/07 Meeting Agenda

Thanks Haley,

Will you be printing copies for the meeting?

Thanks

Tom

On Wed, May 6, 2026 at 11:37 AM Haley Bugarin <haleybugarin@angelscamp.gov> wrote:

Good Afternoon,

Here is the link to the upcoming LLD Commission meeting agenda:

<https://mccmeetings.blob.core.usgovcloudapi.net/anglscmpca-pubu/MEET-Packet-787cf115f7ec445189f493ac5888d6d8.pdf>

See you all tomorrow!

Good Day,

Haley Bugarin

Haley Bugarin, MPH



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