



## **CITY COUNCIL REGULAR MEETING**

**Clearlake City Hall Council Chambers**

**14050 Olympic Dr, Clearlake, CA**

**Thursday, December 05, 2024**

**Regular Meeting 6:00 PM**

---

### **MINUTES**

#### **A. ROLL CALL**

PRESENT

Mayor David Claffey

Vice Mayor Joyce Overton

Council Member Russ Cremer

Council Member Russ Perdock

Council Member Dirk Slooten

#### **B. PLEDGE OF ALLEGIANCE**

#### **C. INVOCATION/MOMENT OF SILENCE**

#### **D. ADOPTION OF THE AGENDA**

City Manager Flora asked to delete Item #17, Award of contract for Abandoned Vehicle Abatement Program towing, storing, dismantling and disposal services.

Motion made by Council Member Perdock, Seconded by Vice Mayor Overton.

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

#### **E. PRESENTATIONS**

1. Presentation of December's Adoptable Dogs

#### **F. PUBLIC COMMENT**

Stephanie Codling thanked the Council for supporting the Highlands Senior Service Center and presented a plaque to the Mayor.

#### **G. CONSENT AGENDA**

Tina Wallis spoke on Items 3 & 4.

Kirsten Krievey spoke on Item 3 for Konocti Water District.

Chief Sapeta spoke on Item 4 on behalf of the Lake County Fire Protection District.

Margaret Garcia spoke on Item 3.

Motion made by Council Member Slooten, Seconded by Council Member Cremer.

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

2. Second Reading and Adoption of Ordinance No. 276-2024, An Amendment to Chapter 3, Section 5 of the Clearlake Municipal Code Regarding Fire Mitigation Fees  
Recommended Action: Hold a second reading, read by title only, and adopt Ordinance No. 276-2024
3. Second Reading and Adoption of Ordinance No. 275-2024, An Ordinance Adding Chapter 13-3 to the Clearlake Municipal Code Establishing Fire Hydrant Inspection and Testing Requirements.  
Recommended Action: Hold a second reading, read it by title only, waive further reading, and adopt
4. Second Reading of Ordinance No. 277-2024, An Ordinance of the City of Clearlake Amending Chapter VIII, Section 8.5 to Add Subsection 8.5-7 to Establish Standards for Utility Construction and Maintenance in the Public Right-of-Way and Standards for Relocation of Underground Utilities  
Recommended Action: Hold second reading, read by title only, waive further reading, and adopt Ordinance
5. Authorization of an Amendment of Contract for the Clean CA Austin Park Shade Structure Project  
Recommended Action: Move to amend the contract with Park Planet in the amount of \$19,333.
6. Authorization of an Amendment of Contract with California Engineering Company for the Burns Valley/Arrowhead Project  
Recommended Action: Move to amend the contract with California Engineering Company in the amount of \$ 189,569.11
7. End Director of Emergency Services/City Manager Proclamation Declaring a Local Emergency for Winter Storms  
Recommended Action: Discontinue declaration of emergency
8. Minutes  
Recommended Action: Receive and file
9. Continuation of Director of Emergency Services/City Manager Proclamation Declaring a Local Emergency for the Boyles Fire  
Recommended Action: Continue declaration of emergency

10. Adoption of the 2024 Conflict of Interest Code; Resolution No. 2024-58  
Recommended Action: Adopt resolution
11. Annual Calendar of Meetings for 2025  
Recommended Action: Review and approve
12. 2024 Mayor's Appointments List  
Recommended Action: No action necessary. List provided for information only.

#### **H. PUBLIC HEARING**

13. Discussion and Consideration of Various Zoning Ordinance Text Amendments  
Recommended Action: Hold first reading of Ordinance 271-2024, Read by Title Only, Waive Further Reading and Adoption at the next City Council Meeting.

Senior Planner Roberts gave the staff report. Vice Mayor Slooten noted there was a correction needed as follows:

Section 18-19.090: change "five (5) acres plus" to "forty (40) acres plus" requiring an administrative use permit.

Mayor Claffey opened the Public Hearing at 6:27 p.m.

Margaret Garcia asked questions of staff.

There being no further comment, Mayor Claffey closed the Public Hearing at 6:31 p.m.

Motion made by Council Member Cremer, Seconded by Council Member Slooten, with the included correction to the language mentioned above.

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

14. Consideration of Development Agreement, DA 2024-01 for an an existing approved Commercial Cannabis Operation located at 14915 and 14935 Olympic Drive, Units C/D/E/F.  
Recommended Action: Hold first reading of Ordinance 273-2024, Read by Title Only, Waive Further Reading and Adoption at the next City Council Meeting.

City Manager Flora gave the staff report.

Mayor Claffey opened the Public Hearing at 6:37 p.m.

Margaret Garcia asked questions about the business.

Mayor Claffey closed the Public Hearing at 6:39 p.m.

Motion made by Council Member Slooten, Seconded by Vice Mayor Overton.

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

Perdock, Council Member Slooten

15. Consideration of Development Agreement, DA 2024-02 for an an existing approved Commercial Cannabis Operation located at 14915 and 14935 Olympic Drive, units A/B2.  
Recommended Action: Hold first reading of Ordinance 274-2024, Read by Title Only, Waive further Reading and Adoption at the next City Council Meeting.

City Manager Flora gave the staff report.

Mayor Claffey opened the Public Hearing at 6:41 p.m.

There were no comments and Mayor Claffey closed the Public Hearing at 6:42 p.m.

Motion made by Council Member Slooten, Seconded by Vice Mayor Overton.

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

## **I. BUSINESS**

16. Discussion and Consideration of Resolution 2024-56, Approving a Memorandum of Understanding Between the County of Lake, City of Lakeport, and City of Clearlake Authorizing the Formation of the Lake County Regional Housing Trust Fund  
Recommended Action: Adopt Resolution

City Manager Flora gave the staff report. He asked for Council direction and motion to include the authority for the City Attorney and City Manager to make minor admin changes if necessary to the final draft of the Memorandum of Understanding.

Motion made by Council Member Slooten, Seconded by Council Member Perdock, as stated above.

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

17. Award of contract for Abandoned Vehicle Abatement Program towing, storing, dismantling and disposal services.  
Recommended Action: Award Contract

This item was deleted from the agenda.

18. Discussion and Consideration of Resolution SA-2024-03 Recommending the Lake County Redevelopment Agency Oversight Board Amend the Loan Terms for Olympic Village Apartments  
Recommended Action: Adopt Resolution

Executive Director Flora gave the staff report.

Motion made by Member Cremer, Seconded by Member Slooten.

Voting Yea: Chair Claffey, Vice Chair Overton, Member Cremer, Member Perdock, Member Slooten

19. Discussion and Consideration of Resolution 2024-55 Approving the Appraisal, Fixing the Amount of Just Compensation and Authorizing Offer to Owner of a Portion of 12105 San Joaquin Ext., Clearlake for Right of Way  
Recommended Action: Adopt Resolution

City Manager Flora gave the staff report.

Motion made by Council Member Slooten, Seconded by Council Member Cremer.

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

20. Consideration of Introduction and First Reading of Ordinance No. 278-2024 Adjustment to Councilmember Compensation  
Recommended Action: Hold first reading of the ordinance, read by title only, waive further reading, and set second reading and adoption for the next Council meeting

Director Swanson gave the staff report.

Motion made by Vice Mayor Overton, Seconded by Council Member Perdock.

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

Voting Nay: Council Member Cremer, Council Member Slooten

21. Update on the Senior/Community Center Project  
Recommended Action: Direction to Staff

Mayor Claffey proposed the Senior/Community Center be dedicated in Vice Mayor Overton's honor.

Motion made by Council Member Cremer, Seconded by Council Member Slooten.

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

## **J. CITY MANAGER AND COUNCILMEMBER REPORTS**

## **K. PRESENTATIONS**

22. Presentation by Mayor Claffey

23. Presentation by Vice Mayor Overton

**L. BUSINESS**

24. Consideration of Acceptance of the November 2024 Election Results; Resolution No. 2024-57  
Recommended Action: Adopt resolution and authorize City Clerk to deliver the Oath of Office to newly elected Council Members

Director Swanson gave the staff report.

Motion made by Council Member Cremer, Seconded by Council Member Slooten.

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

25. Swearing In of Newly Elected Council Members

Director/City Clerk Swanson gave the oath of office to Tara Downey, Jessica Hooten, and Mary Wilson.

26. Appointment of the 2025 Mayor and Vice Mayor

It was moved by Council Member Slooten and seconded by Council Member Cremer to nominate Council Member Cremer as Mayor. The motion passed with unanimous vote of the Council.

It was moved by Mayor Cremer and seconded by Council Member Wilson to nominate Council Member Slooten as Vice Mayor. The motion passed with unanimous vote of the Council.

**M. FUTURE AGENDA ITEMS**

**N. ADJOURNMENT**

The meeting was adjourned at 7:35 p.m.



---

Melissa Swanson, Administrative Services Director/City Clerk