



# CITY OF CLEARLAKE

City Council

## STAFF REPORT

**SUBJECT:** Award of Contract for Demolition of Structures and Abatement of Property Located at 14525 Lakeshore Drive Clearlake, CA 95422

**MEETING DATE:** 04/07/2022

**SUBMITTED BY:** Lee Lambert- Code Enforcement Supervisor

**PURPOSE OF REPORT**      ☐ Information Only      ☐ Discussion      ☒ Action Item

### WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

1. The City Council is being asked to authorize the City Manager to execute a contract with Chernoh Excavating, in the amount of \$53,439.00, for the demolition and abatement of property located at 14525 Lakeshore Drive Clearlake, CA 95422.

**BACKGROUND/DISCUSSION:** The purpose of this hearing is to authorize the City Manager to execute a contract with Chernoh Excavating for the demolition and abatement of the property located at 14525 Lakeshore Drive.

On December 26, 2018 the property was deemed to be a health and safety hazard, as well as a public nuisance by a Code Enforcement Officer. A Notice of Violation was issued to the property owner.

Ample and sufficient time was given to the property owner to voluntarily abate the hazards and nuisances.

The property owner failed to abate the hazards and nuisances. An Order to Abate was then issued on April 29, 2021 to the property owner.

The City has advertised for bids for the demolition of structures and abatement of the property. On May 27, 2021 the city opened bids for the demolition of the buildings and abatement of properties.

On June 16, 2021, the property was sold to Roopa Shekar and Vasudev Cherlopalle.

On July 15, 2021, the City Council was asked to authorize the City Manager to execute a contract with Chernoh Excavating for the demolition and abatement of the property. Council took no action and advised staff to work with the new property owner to allow for time to reach full compliance.

On July 28, 2021 the new property owners met with staff and presented a timeline for when the violations would be corrected and when the property would be occupied. The timeline referenced a completion date of late December 2021 and a date to begin advertising for lease by January 2022.

The property owner failed to comply with the timeline provided by them.

On January 6, 2022, the property owners submitted a revised timeline to staff. The revised timeline did not include a completion date and the last referenced date, August 30, 2022 described "restore interiors."

On January 19, 2022, in an effort of good faith, Code Enforcement required that building permits be obtained to make all necessary repairs and corrections, prior to February 28, 2022.

As of March 22, 2022, the property owners had not obtained building permits and the property remained in a condition that presents a health and safety hazard to the surrounding community, as well as being a public nuisance.

On March 23, 2022, the City Attorney issued a final Notice of Violation and Order to Abate, requiring violations must be corrected within ten calendar days.

The property currently remains in a condition that presents a health and safety hazard to the surrounding community, as well as being a public nuisance.

If, after authorizing the City Manager to enter into a contract with Chernoh Excavating, the property owner submits a letter of appeal, within the permitted appeal time, the City Manager will not issue a notice to proceed until the appeal process is exhausted and only if the appeal is denied.

If, after testing by the contractor, asbestos is found in an amount requiring specific remediation plans, the City Manager may execute a change order contract to include additional funding for asbestos remediation.

The following is a summary identifying subject property, property owner and violations:

1. Location: 14525 Lakeshore Drive Clearlake, CA 95422      A.P.N.# 040-183-220

Owner: Shekar, Roopa & Cherlopalle, Vasudev

Violation(s): CMC violations are as follows: 10-1.6(b),10-1.6(d), 10-1.6(e), 10-1.6(w)

HSC violations are as follows: 17920.3(a)13, 17920.3(b)2, 17920.3(b)6, 17920.3(d),

17920.3(g)2, 17920.3(k)

#### OPTIONS:

Move to authorize the City Manager to execute a contract with Chernoh Excavating, in the amount of \$53,439.00, for the demolition and abatement of property located at 14525 Lakeshore Drive Clearlake, CA 95422 and to authorize the City Manager to execute a change order contract for additional funding if asbestos remediation is required or deny the authorization for the City manager to execute the contract.

#### FISCAL IMPACT:

None      X \$53,439.00 Contract Amount      Budgeted Item? Yes X No

Budget Adjustment Needed? X Yes No If yes, amount of appropriation increase: \$ 53,439.00 .

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

Comments: Funding will be allocated from the General Fund to the Code Enforcement Property Abatement Account.

#### **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:**

1. Authorize the City Manager to execute a contract with Chernoh Excavating, in the amount of \$53,439.00, for the demolition and abatement of property located at 14525 Lakeshore Drive Clearlake, CA 95422 and to authorize the City Manager to execute a change order contract for additional funding if asbestos remediation is required.

- ☒ **Attachments:**
- 1) Timelines submitted
  - 2) Notice of Extension and Final Notice of Violation & Order to Abate
  - 3) Contract