

**CLEARLAKE OAKS COUNTY WATER DISTRICT
AGENDA, CALL AND NOTICE
SPECIAL MEETING OF THE BOARD OF DIRECTORS**

Clearlake Oaks County Water District Administration Building
12952 E. Hwy. 20 Clearlake Oaks, CA 95423 (707) 998-3322

March 18, 2021

This meeting will be conducted by Roberts Rule of Order.

Where appropriate or deemed necessary, the Board may take action on any item listed on the agenda, including items listed as information items. Public documents relating to any open session item listed on this agenda that are distributed to all or a majority of the members of the Board of Directors less than 72 hours before the meeting are available for public inspection in the customer service area of the District's Administrative Office at the above address.

The public may address the Board concerning an agenda item either before or during the Board's consideration of that agenda item. The President will call for comments at the appropriate time. Comments will be subject to reasonable time limits of three minutes.

In compliance with the Americans with Disabilities Act, if you have a disability, and you need a disability-related modification or accommodation to participate in this meeting, then please contact Clearlake Oaks County Water District Secretary to the Board at 707-998-3322. Requests must be made as early as possible, and at least one full business day before the start of the meeting.

Public comment on non-agenda items

This is the opportunity for the public to comment on non-agenda items within the Board's jurisdiction. Comments are limited to three (3) minutes

AGENDA

Call to Order – 1:30 PM

Pledge of Allegiance

Roll Call

Mrs. Margaret Medeiros, President Mr. Stanley Archacki, Vice President Mr. Samuel Boucher, Director,
 Mr. Michael Herman, Director Mr. James Burton, Director

Mrs. Dianna Mann– General Manager Mrs. Olivia Mann - Secretary to the Board

New Business

- a. Discussion and consideration of Resolution 21-11, Approving Grant of Easement from the Harvey Boulevard Tank Site

Action Taken: _____

Adjournment

Time: _____

CLEARLAKE OAKS COUNTY WATER DISTRICT

RESOLUTION NO. 21-11

A RESOLUTION OF THE BOARD OF DIRECTORS OF CLEARLAKE OAKS COUNTY WATER DISTRICT APPROVING GRANT OF EASEMENT AND AGREEMENT BETWEEN THE CLEARLAKE COUNTY WATER DISTRICT AND JOY MAY BECKERLEY, CHARLES G. MAY, JR., TINA S. MAY AND JOHN K. MAY FOR ASSESSOR'S PARCEL NUMBER 060-141-08 FOR THE HARVEY BOULEVARD TANK SITE

WHEREAS, the Clearlake Oaks County Water District (District) has acquired necessary financing, including approval of a USDA loan in the amount of \$5,000,000.00 and a USDA grant in the amount of \$3,092,430.00 along with the requirement for a District match of \$190,000.00 for the Water Improvement Project (Project); and

WHEREAS, 100% Plans were completed by MC Engineering, Inc. on November 11, 2020; and

WHEREAS, a project component of the approved Plans and Specifications, included the construction of a 200,000-gallon steel tank (coated) with appurtenances, including piping and pump station;

WHEREAS, MC Engineering requested the purchase of additional property, as described in attached signed and notarized Easement (Attachment A, Exhibit B), for proper siting of the new 200,000 steel water tank and to provide stability and strength to the foundation; and

WHEREAS, MC Engineering and District Staff, has in good faith, negotiated the acquisition of a Grant of Easement, including a Compensation Agreement (Exhibit C) for a Permanent Easement as described in (Exhibit A and B), including a compensation in the amount of \$4000; and

NOW THEREFORE, BE IT RESOLVED that the attached Grant of Easement (Attachment A) between the Clearlake Oaks County Water District and Joy May Beckerley, Charles G. May, Jr., Tina S. May and John K. May be approved including compensation and described hereto within Exhibit C.

THE ABOVE RESOLUTION is hereby passed and adopted by the Board of Directors of the Clearlake Oaks County Water District at a special meeting held on the 18th day of March, 2021 by the following vote:

Ayes:

Noes:

Abstain:

Absent:

CLEARLAKE OAKS COUNTY WATER DISTRICT

By: _____
Margaret Medeiros, Board President

Attest: _____
Olivia Mann, Board Secretary

No Recording Fees
Required Per
Government Code
Section 27383

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

Clearlake Oaks County Water District
12952 State Hwy 20
Clearlake Oaks, California

APN: 060-141-08

Above Space for Recorder's Use

GRANT OF EASEMENT
(Water Tank Operation and Maintenance Easement)

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

JOY MAY BECKERLEY, CHARLES G. MAY, JR., TINA S. MAY AND JOHN K. MAY ("Grantor"), hereby grants to **CLEARLAKE OAKS COUNTY WATER DISTRICT** ("Grantee"), its agents, representatives, successors and assigns, an exclusive easement and right of way over, on, under, in, across, along and through that portion of APN 060-141-08, Grantor's Property, more particularly described in **Exhibit "A"** and depicted in **Exhibit "B"** (attached hereto Permanent Water Tank Easement), and explained in **Exhibit "C"** for the purpose of all reasonably necessary and convenient activities associated with construction, operation, maintenance, and facilities of the Clearlake Oaks County Water District Water Harvey Boulevard Water Tank Site ("Project").

Said Grant of Easement includes the right of "Grantee", and their agents, representatives, successors and assigns, access to work area of Grantor's property from existing private access roads present and future until such time as both parties acknowledge in written form the terminus of this easement agreement

Counterpart signature pages may be attached hereto for purposes of recording.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

EXHIBIT 'C'

Compensation Agreement for Permanent Easement

This Compensation Agreement for a permanent easement on that certain real property situated in the County of Lake, State of California, more particularly described in the "GRANT OF EASEMENT", copy attached, is made between the following parties:

JOY MAY BECKERLEY, CHARLES G. MAY, JR., TINA S. MAY AND JOHN K. MAY hereby known as the "Grantor" and Clearlake Oaks County Water District, Box 709/12952 E. Hwy 20, Clearlake Oaks, CA 95423, 707-998-3322, hereby known as the "Grantee".

Grantee agrees to the following compensation and stipulations to the Grantor as consideration for the attached permanent easement:

1. Grantee will paint the exterior of the tank green or tan at Owner's choice, unless a code requirement governs.
2. Grantee to provide (purchase and install) a 12 ft by 50-inch tubular metal utility gate with posts, at a location as approved by the Grantor.
3. Grantee will assure that all trees to be removed within easement shall be cut into logs and the waste removed.
4. Grantee to provide necessary landscaping, including the planting of three (3) live oak trees, along property line.
5. Grantee agrees to provide compensation in the amount \$ 4,000 to Grantor for easement.
6. Grantee to assume all responsibility of operation and maintenance of constructed facilities within the easement area and will hold harmless the Grantor for any actions resulting from the required operation and maintenance of the facilities as constructed over, on, under, in, across, along and through the described property, by the Grantee.

Grantee to will pay any recording fees.

Grantor: Joy May Beckerley, Charles G. May, Jr., Tina S. May and John K. May

Grantor Signature(s):

STATE OF CALIFORNIA

COUNTY OF LAKE

Grantee: Clearlake Oaks County Water District

Grantee Signature: _____

President of the Board of Directors

STATE OF CALIFORNIA

COUNTY OF LAKE

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

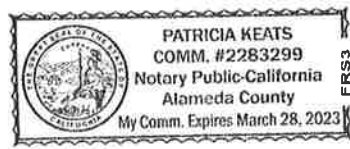
STATE OF CALIFORNIA)
COUNTY OF Alameda)

On November 14, 2020 before me, Patricia Keats,
Notary Public, personally appeared Charles G. May, Jr.,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Patricia Keats (Seal)



CERTIFICATE OF ACCEPTANCE

This is to certify that the interest in real property conveyed by the Grant of Easement dated / /2020, from to the Clearlake Oaks County Water District, a public entity, is hereby accepted by order of the Board of Directors on , 2020, and the grantee consents to recordation thereof by its duly authorized officer.

Date: _____

Clearlake Oaks County Water District
Margaret Medeiros, President of the Board

By: _____

Government Code 27281

EXHIBIT 'A'
APN 060-141-08
PERMANENT WATER TANK EASEMENT

BEING A PORTION OF PARCEL 8, AS SHOWN ON PARCEL MAP IN BOOK 1, PAGE 54, FILED IN THE LAKE COUNTY RECORDERS OFFICE (LCRO), BEING IN THE SOUTHEAST ONE-QUARTER OF SECTION 27, TOWNSHIP 14 NORTH, RANGE 8 WEST, M.D.B.& M, COUNTY OF LAKE, STATE OF CALIFORNIA, BEING A PORTION OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF LANDS TO FEDERIGI AS DESCRIBED IN DOCUMENT 00-006125 RECORDED IN THE LCRO, MARKED BY A 5/8 INCH IRON BAR CAPPED LS 2581, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 27, MARKED BY A 2.5" BRASS DISK, BEARS S 88°40'22" E, A DISTANCE OF 142.57 FEET, AND FORMS THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE, FROM SAID POINT OF COMMENCEMENT, ALONG THE NORTH LINE OF SAID LANDS OF FEDERIGI, BEING THE SOUTH LINE OF SAID PARCEL 8, BEING THE COMMON LINE BETWEEN SECTIONS 27 AND 34, N 88°40'22" W, A DISTANCE OF 128.06 FEET, TO THE **TRUE POINT OF BEGINNING**;

THENCE, FROM SAID POINT OF BEGINNING, CONTINUING ALONG THE NORTH LINE OF SAID LANDS OF FEDERIGI, SOUTH LINE OF SAID PARCEL 8, COMMON LINE BETWEEN SECTIONS 27 AND 34, N 88°40'22" W, A DISTANCE OF 120.03 FEET;

THENCE, LEAVING SAID NORTH LINE OF SAID LANDS OF FEDERIGI, SOUTH LINE OF SAID PARCEL 8, COMMON LINE BETWEEN SECTIONS 27 AND 34, NORTHERLY INTO SAID PARCEL 8 AND SECTION 27, N 00°00'00" E, A DISTANCE OF 50.00 FEET;

THENCE, PARALLEL AND 50.00' NORTHERLY OF SAID NORTH LINE OF LANDS OF FEDERIGI, SOUTH LINE OF SAID PARCEL 8, COMMON LINE BETWEEN SECTIONS 27 AND 34, S 88°40'22" E, A DISTANCE OF 120.03;

THENCE, S 00°00'00" E, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

CONTAINING 6002 SQUARE FEET OR 0.14 ACRES MORE OR LESS, AS SHOWN ON "EXHIBIT B" ATTACHED HERETO AND MADE A PART HEREOF:

SAID EASEMENT LIES ENTIRELY WITHIN SAID PARCEL 8;

SUBJECT TO: ALL COVENANTS, RIGHTS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

END OF DESCRIPTION

THIS DESCRIPTION WAS PREPARED BY ME
OR UNDER MY DIRECTION:

Christopher D. Johnson, L.S. 7576

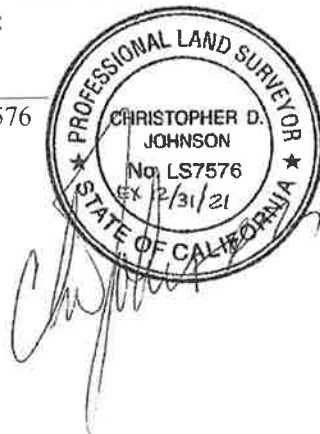
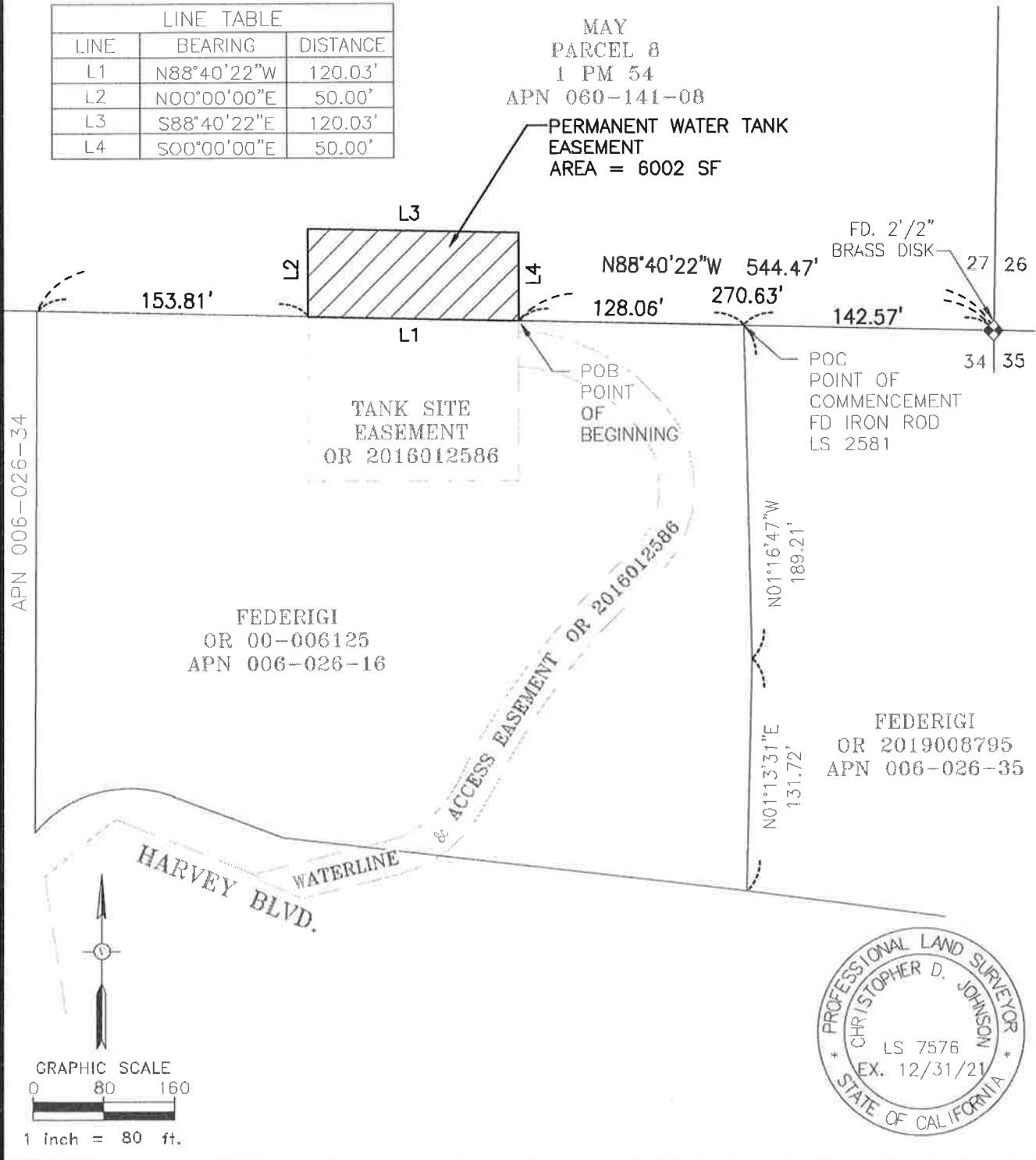


EXHIBIT 'B'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°40'22"W	120.03'
L2	N00°00'00"E	50.00'
L3	S88°40'22"E	120.03'
L4	S00°00'00"E	50.00'

MAY
PARCEL 8
1 PM 54
APN 060-141-08

PERMANENT WATER TANK
EASEMENT
AREA = 6002 SF



GEO LAND SURVEYING
MAPPING
LEGAL DOCS
8850 GREENBACK LANE, STE. C
ORANGEVALE, CA 95662
916.871.4789

EXHIBIT 'B'
PERMANENT WATER TANK EASEMENT
HARVEY WATER TANK SITE
COUNTY OF LAKE, STATE OF
CALIFORNIA

JobNo	1MCE0104-01
Scale	1"=80'
Date	03/29/20
Drawn	JRF
Checked	CDJ
Sheet	1 OF 1

GRANTOR

Date November 16, 2020

By Charles M. McGee Jr.

Its _____

1188 Cragmont Ave
(mailing address)
Berkeley, CA 94708
(city) (state) (zip code)

Doc. No. _____

GRANTOR

Date 2/16/2021

By 

Its _____

273 Princeton Ave
(mailing address)

Mill Valley CA 94941
(city) (state) (zip code)

Doc. No. _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF SAN MATEO)

On 2/10/2021 before me, JILL C. OROZCO, NOTARY PUBLIC,
Notary Public, personally appeared JOHN KARL MAY,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

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

WITNESS my hand and official seal.

Signature Jill C. Orozco (Seal)



GRANTOR

Date Nov 27, 2020

By Quia S. May
Its _____

502 W. EVANSTON BLVD
(mailing address)

Phoenix AZ 85003
(city) (state) (zip code)

Doc. No. _____

ACKNOWLEDGEMENT

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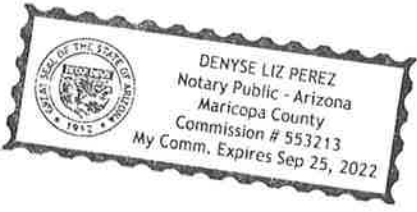
STATE OF ^{Arizona}~~CALIFORNIA~~)
COUNTY OF Maricopa)

On 11/27/2020 before me, Denyse Perez,
Notary Public, personally appeared Tina S May,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of ^{Arizona}~~California~~ that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature] (Seal)



GRANTOR

Date 11/23/2020

By Joy M. Beckley
Its _____

4401 Stirrup Lane
(mailing address)
Edmond, OK 73034
(city) (state) (zip code)

Doc. No. _____

ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF Oklahoma)
~~CALIFORNIA~~)
COUNTY OF Oklahoma)

On 11-23-20 before me, Shianne Hilburn,
Notary Public, personally appeared Joy May Beckley,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same
in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of Oklahoma ~~California~~ that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

Signature Shianne Hilburn (Seal) 