



City of Blue Lake

Post Office Box 458 - 111 Greenwood Road
Blue Lake, CA 95525
Phone 707.668.5655
www.bluelake.ca.gov

City Council Agenda

Tuesday, October 13, 2026, ~ 6:30 p.m. ~ Special Meeting

Skinner Store-111 Greenwood Road, Blue Lake California

Unless Otherwise Noted, All Items on the Agenda are Subject to Action.

Public Input can be given to the Council by emailing cityclerk@bluelake.ca.gov until 4:30 p.m. on the date of the meeting.

PLEASE NOTE that live meeting logistics will be prioritized. The quality of the Zoom teleconference meeting cannot be guaranteed. Technical challenges experienced by either the participant or the City will not interrupt or halt the progress of the meeting.

Public input may be facilitated by Zoom at the following meeting link:

Link:

<https://us02web.zoom.us/j/86555180691?pwd=PDYJRJCZaYy3ZJihwI0CINUGhv7owB.1>

Meeting Id: 865 5518 0691 Passcode: 097729

- 1. Call To Order**
- 2. Pledge of Allegiance**
- 3. Roll Call and Establish a Quorum of the Council**
- 4. Approval Of Agenda**
- 5. PUBLIC COMMENT ON NON-AGENDA ITEMS** – *The Public is invited to present petitions, make announcements, or provide other information to the City Council that is relevant to the scope of authority of the City of Blue Lake that is not on the Agenda. The Council may provide up to 15 minutes for this public input session. To ensure that each individual presentation is heard, the Council may uniformly impose time limitations of 3 minutes to each individual presentation. The public will be given the opportunity to address items that are on the agenda at the time the Council takes up each specific agenda item.*

ITEMS FOR COUNCIL DISCUSSION OR ACTION

- 6. Water Tank 1 Property Acquisition Update**
- 7. Council Meeting Calendar Review**
- 8. Closed Session Agenda**

a) Public Comment on Closed Session agenda item(s).

b) CONFERENCE WITH LABOR NEGOTIATORS

Agency designated representatives: Ryan Plotz, City Attorney

Unrepresented employee: City Manager

c) CONFERENCE WITH REAL PROPERTY NEGOTIATORS

Property: approximately three (3) acres of land that is a portion of the parcels designated as Assessor's Parcel Numbers 312-161-018 and 312-161-015 in the City of Blue Lake, California

Agency negotiator: Jennie Short, City Manager

Negotiating parties: Danco Communities, a California Corporation

Under negotiation: Price and terms of payment

d) Adjourn Closed Session and Report Out

9. Adjourn

A request for disability-related modification or accommodation, including auxiliary aid or services, may be made by a person with a disability who requires a modification or accommodation to participate in the public meeting, by contacting the City Clerk at 707-668-5655, at least 24 hours prior to the commencement of the meeting.



City of Blue Lake

Staff Report

Agenda Item #: 6

Meeting Date: October 7, 2026

Prepared By: Jennie Short, City Manager

Subject: Water Storage Tank 1 Property Acquisition Update

Recommended Action: That the City Council:

1. Receive the report and
2. Provide direction if desired

BACKGROUND

The City owns and operates a 400,000-gallon redwood tank located on APN 312-190-010, which is part of the McClure Trust ranch. The water enters and leaves the tank via a pipeline that runs through APNs 312-190-010, 312-131-045, and 312-131-046. The access road to this tank is along Buckley Road on APNs 312-131-045 and 312-190-010. All three parcels are held in the Richard V. McClure Trust with Erin McClure as the successor trustee since 2022. Prior to Ms. Patricia Charley's passing in 2022, she was trustee and negotiated with the City's representatives.

Recent social media posts and public comments reveal that there seems to be some confusion about the status of the property acquisition for this tank. A summary of recent history since I began working as City Manager includes:

1. From January to April 2026, I met with Ms. Erin McClure as trustee at least a half dozen times
2. On January 27th I assisted Ms. McClure by typing her dictated counteroffer to the Council because she said she didn't have access to a computer or printer.
3. I advocated for a voluntary agreement which included Council accepting some of her counteroffer terms in the February 6 letter
4. The Council entered into an agreement with Ms. McClure on April 7th
5. The City paid Ms. McClure \$6,000 on April 7th via check #13719 for the first year's rent under the new easement agreement that she had signed. The check was cashed.
6. Escrow was opened April 14th
1. On April 28th the title company produced an extensive Preliminary Title Report that contained numerous exceptions.
2. On May 4th a notice of title objections was presented to Ms. McClure's attorney listing the exceptions that needed to "be addressed such that they are either removed, satisfied, or insured over prior to close of escrow."

3. The title company explained their position that the “trust language appears to prohibit sale or transfer of trust real property prior to final distribution,” causing them concern for underwriting, and supplied several options to remedy:
 - i. Beneficiaries providing written consent to the transaction; or
 - ii. Court approval of the proposed conveyance; or
 - iii. City approves an exception from coverage in the title policy in the following form:
“Any invalidity or defect in the title of the vestees in the event that the Richard V. McClure trust is invalid, fails to grant sufficient powers to the trustee(s), the land is unmarketable, or in the event there is a lack of compliance with the terms and provisions of the trust instrument.”
4. On May 19th, Ms. McClure’s attorney wrote to the Title Company regarding her opinion of why they should not be concerned about insuring the transaction.
5. Ms. McClure stated she is unwilling to obtain beneficiary consent, will not seek court approval, and will not even provide her own written consent in her capacity as a beneficiary.
6. On June 12th the City attorney notified Ms. McClure that we would not accept an exception from coverage in the title policy due to the nature and value of the infrastructure in the easements and demanded that she cure the deficiencies so the purchase agreement could be completed.
7. No response was received.
7. With no other alternative available, on July 8th the City provided a notice of termination.
8. The only reason escrow didn’t close was that Ms. McClure did not provide the paperwork necessary to satisfy the Title Company for issuance of Title Insurance for the acquisition.

The City HAS NOT begun eminent domain proceedings for the acquisition of the tank site. The only group using these terms are Ms. McClure and her associate. The City continues to negotiate in good faith with the goal of a voluntary acquisition from Ms. McClure despite the mistruths being propagated online and elsewhere.

To this end, in July 2026 the City approved a contract with Bender Rosenthal to perform an appraisal of the tank site and associated easements and to advise the City on what amount constitutes Just Compensation. Bender Rosenthal will assist with preparation of the necessary paperwork for the appraisal and future offers to Ms. McClure. The City also hired the law firm Colantuono, Highsmith, Whatley, PC to provide legal advice on the property acquisition process.

Currently, the Notice of Decision to Appraise is the first step in the process of determining a fair price by an unbiased reputable professional firm. It is the City’s responsibility to consider the needs of the entire Blue Lake Community for drinking and fire suppression water, not just the opinions of one person whose family has received annual rent payments plus unlimited free water for the past one hundred and fifteen years.

Ms. McClure, on behalf of the McClure Trust, filed a complaint for inverse condemnation lawsuit. She then filed a first amendment to the complaint. The City filed a demurrer (request for dismissal of the action) with the Court. The next step is for the Courts to hear the arguments, hopefully in November.

BACKGROUND DOCUMENTS

The following documents are available via the embeded link from the City's website:

- [Demurrer to FAC](#)
- [Declaration of Demurring Party Regarding Meet and Confer](#)
- [Request for Judicial Notice](#)
- [1st Amended Complaint 2026](#)
- [McClure Complaint for Inverse Condemnation 2026](#)
- [McClure Appraisal & Acquisition Staff Report 2026](#)
- [Agreement to Convey Easement and Joint Escrow 2026](#)
 - [Easement Deed and Agreement 2026](#)
 - [Resolution 1257 McClure Agreement 2026](#)
- [Water and Tank Agreement Extension 1947](#)
- [Powers Water and Tank Original Agreement 1912](#)

<https://bluelake.ca.gov/project-and-development/>

Review Information:

City Manager Review: ☒ Legal Review: ☐ Planner Review: ☐ Engineer: ☐

Comments:



City of Blue Lake

Staff Report

Agenda Item #: 7

Meeting Date: **October 13 2026**

Prepared By: Samantha Green

Subject: Council Meeting Calendar Review

Recommended Action: That the City Council:

1. Approve the proposed council meeting calendar
2. Provide direction/alternatives as necessary.

BACKGROUND:

As the holiday season approaches, staff recommends revisiting the current City Council meeting schedule and making adjustments as appropriate.

The current schedule includes meetings on November 24, 2026, during the week of Thanksgiving, and December 22, 2026, during the week of Christmas.

DISCUSSION:

Staff recommends rescheduling the November 24 meeting to November 17 and the December 22 meeting to December 15 to avoid holding meetings during the respective holiday weeks.

Staff also suggest scheduling an additional City Council meeting in December to allow Parks and Recreation Director Emily Wood additional time, as needed, to prepare the State Parks Per Capita Grant application.

The results of the November 3, 2026, election are expected to be available in time for the December 15 meeting. With the official canvass scheduled to conclude on December 3, this will allow City Clerk Green to prepare for the transition of new councilmembers.

ATTACHMENTS:

- Proposed council meeting calendar

Review Information:

City Manager Review: ☒ Legal Review: ☐ Planner Review: ☐ Engineer: ☐

Comments:

October 2026

S	M	T	W	T	F	S
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	31

November 2026

S	M	T	W	T	F	S
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

December 2026

S	M	T	W	T	F	S
		1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30			

Holiday Closures

Proposed Meeting Days

Scheduled Meeting Days