

**REGULAR MEETING STARTS AT 6:00 PM**

***Mayor Diane Wratten***

***Vice Mayor Stacy Rhoades***

***Council Member Dominic Atlan***

***Council Member Dan Epperson***

***Council Member Tom Reed***

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**Tuesday, February 18, 2020**

**Ione City Hall**

**1 E. Main Street**

**Ione, CA 95640**

***THE CITY OF IONE IS A GENERAL LAW CITY DEDICATED TO  
PROVIDING LEADERSHIP, ACCOUNTABILITY, AND FISCAL INTEGRITY  
WHILE PROMOTING ECONOMIC OPPORTUNITIES AND MAINTAINING  
A HIGH QUALITY OF LIFE FOR OUR CITIZENS***

**PLEASE LIMIT PUBLIC COMMENT/TESTIMONY TO FOUR MINUTES**

**Gov't. Code §54954.3**

The Ione City Council welcomes, appreciates, and encourages participation in the City Council Meeting. The City Council reserves the right to reasonably limit the total time for public comment on any particular noticed agenda item as it may deem necessary.

Full staff reports and associated documents are available for public review at the Office of the City Clerk, City Hall, 1 E. Main Street, Ione, CA. Hard copies may be obtained for \$3.60 for pages 1-5 and \$.45 for each additional page. Documents that are not available when the agenda is posted will be made available for public review at the meeting.

**AGENDA**

- A. CALL TO ORDER
- B. PLEDGE OF ALLEGIANCE TO THE FLAG
- C. ROLL CALL
- D. APPROVAL OF AGENDA
- E. PRESENTATIONS/ANNOUNCEMENTS/PROCLAMATIONS: None
- F. PUBLIC COMMENT: **EACH SPEAKER IS LIMITED TO 4 MINUTES**

***NOTE: This is the time for members of the public who wish to be heard on matters that do not appear on the Agenda. Persons may address the City Council at this time on any subject within the jurisdiction of the Ione City Council.***



*Please be mindful of the **4 minute time limit per person**. Pursuant to the Brown Act, the City Council may not take action or engage in a detailed discussion on an item that does not appear on the Agenda. However, matters that **require Council action will be referred to staff for a report and/or recommendation for possible action at a future Council meeting. Is there anyone in the audience who wishes to address the Council at this time?***

G. CONSENT CALENDAR:

*Notice to the Public: All matters listed under this category are considered to be routine and will be enacted by one motion. Any item may be removed for discussion and possible action and made a part of the regular agenda at the request of a Council Member(s).*

1. Approval of Minutes: January 7, 2020, and January 14, 2020
2. Adoption of Resolution No. 2020-05 Acceptance of the North Arroyo Seco Sewer Replacement Project

H. PUBLIC HEARING: None

I. REGULAR AGENDA:

3. Ad Hoc Committee for Property Tax Split Discussion with the County
4. Water on Sidewalks – Shakeley Lane
5. Replace Floating Brush Aerators at Wastewater Plant
6. Ad Hoc Creek Committee Interview Panel

J. CITY MANAGER REPORTS:

- Replacement of HVAC/Air in Evalynn Bishop Hall
- Meeting with ARSA and Castle Oaks Golf Course related to Notice of Violation from CVRWQB

K. CITY COUNCIL COMMITTEE REPORTS

L. CITY COUNCIL COMMENTS/FUTURE AGENDA ITEMS

M. CLOSED SESSION AGENDA:

- Conference with Legal Counsel Pursuant to Government Code Section 54956.9(d)(1), Existing Litigation City of Lone v. Lone Hotel

N. ADJOURNMENT

**NOTICE REGARDING CHALLENGES TO DECISIONS**

**Pursuant to all applicable laws and regulations, including without limitation, California Government Code Section 65009 and or California Public Resources Code Section 21177, if you wish to challenge in court any of the above decisions (regarding**



planning, zoning and/or environmental decisions), you may be limited to raising only those issues you or someone else raised at the public hearing(s) described in this notice/agenda, or in written correspondence delivered to the City at, or prior to, this public hearing.

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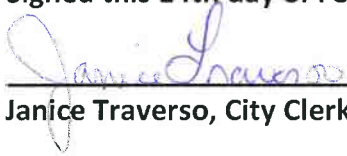
#### ADA COMPLIANCE STATEMENT

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Clerk Janice Traverso at (209) 274-2412, ext. 102. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

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I, Janice Traverso, the City Clerk of the City of Ione declare under penalty of perjury that the foregoing agenda for the February 18, 2020 meeting of the City Council was posted on February 14, 2020 at the office of the City of Ione at 1 East Main Street, Ione, CA 95640

Signed this 14th day of February, 2020 at Ione, California



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Janice Traverso, City Clerk, City of Ione



**CITY OF IONE COUNCIL MEETING MINUTES**  
**Regular Meeting of January 7, 2020**

**Mayor Wratten called meeting to order at 6:00 PM**

**A. PLEDGE OF ALLEGIANCE TO THE FLAG:**

Mayor Reed led the Pledge of Allegiance.

**B. ROLL CALL:**

Present: Diane Wratten, Mayor

Stacy Rhoades, Vice Mayor

Dominic Atlan, Council Member

Dan Epperson, Council Member

Tom Reed, Council Member

Staff: Jon Hanken, City Manager

Sophia Meyer, Deputy City Attorney

Janice Traverso, City Clerk

**C. APPROVAL OF AGENDA:**

**ACTION:** It was moved by Councilmember Atlan, seconded by Councilmember Reed and carried to approve the agenda as written.

**AYES:** Wratten, Rhoades, Atlan, Epperson, Reed

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**D. PRESENTATIONS/ANNOUNCEMENTS/PROCLAMATIONS:** None

**E. PUBLIC COMMENT:**

- Dan Sinclair, Batting Cages at Howard Park – Mr. Sinclair is proposing batting cages at Howard Park and would like the Council to dedicate the space required at the eastern end of the baseball fields. The Council advised Mr. Sinclair to first address the Park & Recreation Commission with his proposal.

**F. CONSENT CALENDAR:**

**ACTION:** It was moved by Councilmember Reed, seconded by Councilmember Epperson and carried to approve the following:

1. Waive the Second Reading by Substitution of Title Only and Adopt Ordinance No. 505 – Amending the Purchasing and Bidding Policy – Chapter 2.44 of the Ione Municipal Code
2. Waive the Second Reading by Substitution of Title Only and Adopt Ordinance No. 518 – Amending the Ione Creek Committee – Chapter 2.62 of the Ione Municipal Code

**AYES:** Wratten, Rhoades, Atlan, Epperson, Reed

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

**G. PUBLIC HEARING:** None



### **DISCUSSION ITEMS:**

For the record: Action minutes provide the necessary documentation of City Council action. Audio recordings are retained for those desiring more detail on particular agenda item discussions. These audio recordings provide an accurate and comprehensive backup of City Council deliberations and citizen discussions.

### **H. REGULAR AGENDA:**

3. Surplus Property Appraisals – City Manager Jon Hanken explained that the City hired John D. Ashworth with Certified Residential Appraisers in Sutter Creek to appraise the three property the City is proposing to surplus. The appraisal reports estimates the value of the Sutter Lane property at \$35,000; the property on Fairway Drive at \$35,000 and the property on Shakeley Lane at \$45,000. A total estimated value of the properties is \$115,000. Staff is recommending that Council attach the following conditions be placed on the properties:
  - Properties are to be used for residential development
  - Properties and future property owners would be subject to any subdivision CC&R's that are in existence within the subdivision
  - Houses to be constructed on each site must be similar in style, color scheme, size and value as other homes in the subdivision
  - Purchasers must begin the permit process to construct a new home within 1 year of purchase from the City
  - The property on Shakeley Lane needs to be incorporated into the Amador Water Agency's Community Facility District (Special Tax A) and the City's Community Facilities District (CFD) No. 2005-2 Improvement Area No. 3

There was discussion by the Council on:

- Bids start at the appraisal price
- Construction to start within one year of purchase—maybe should be two years and recourse if it does not happen.
- Conditions stays with the property
- Assessment Cost and cost of adding the property to the CFD's should be included in the sale price

Direction was given to staff move forward with the sale of the City's surplus properties as identified above.

### **4. Committee Assignments - 2020**

**ACTION:** It was moved by Councilmember Atlan, seconded by Vice Mayor Rhoades and carried to table this item until the next meeting.

**AYES:** Wratten, Rhoades, Atlan, Epperson, Reed

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

### **I. CITY MANAGER REPORTS:**

- ACTC Annual Report – January 21, 2020 Agenda
- Self Help Committee Meeting this week



**J. CLOSED SESSION AGENDA:**

Council convened to Closed Session to discuss the following:

- Pursuant to California Government Code 54957; Performance Evaluation;  
Title: Coastland Engineering; DeNovo Planning; Prentice, Long PC; PERC Water;  
EcoUrban; Simmons Landscaping
- Conference with Legal Counsel-Anticipated Litigation, Government Code Section  
54956.9(2)(d)-One (1) Case
- Pursuant to California Government Code 54957; Performance Evaluation;  
Title: City Manager

Council reconvened to Open Session and announced the following:

- Pursuant to California Government Code 54957; Performance Evaluation;  
Title: Coastland Engineering; DeNovo Planning; Prentice, Long PC; PERC Water;  
EcoUrban; Simmons Landscaping – Information was received.
- Conference with Legal Counsel-Anticipated Litigation, Government Code Section  
54956.9(2)(d)-One (1) Case – Direction was given
- Pursuant to California Government Code 54957; Performance Evaluation;  
Title: City Manager – Evaluation was performed

**L. ADJOURNMENT:**

It was moved by Councilmember Epperson, seconded by Councilmember Reed and carried to adjourn at 8:45 p.m.

Respectfully submitted,

Janice Traverso  
City Clerk



## **CITY OF IONE COUNCIL MEETING MINUTES**

**Regular Meeting of January 14, 2020**

**Mayor Wratten called meeting to order at 6:00 PM**

### **A. PLEDGE OF ALLEGIANCE TO THE FLAG:**

Mayor Reed led the Pledge of Allegiance.

### **B. ROLL CALL:**

Present: Diane Wratten, Mayor

Stacy Rhoades, Vice Mayor

Dominic Atlan, Council Member

Dan Epperson, Council Member

Tom Reed, Council Member

Staff: Jon Hanken, City Manager

Janice Traverso, City Clerk

### **C. APPROVAL OF AGENDA:**

**ACTION:** It was moved by Councilmember Epperson, seconded by Vice Mayor Rhoades and carried to approve the agenda as written.

**AYES:** Wratten, Rhoades, Atlan, Epperson, Reed

**NOES:** None

**ABSTAIN:** None

**ABSENT:** None

### **D. PRESENTATIONS/ANNOUNCEMENTS/PROCLAMATIONS:** None

### **E. PUBLIC COMMENT:** None

### **DISCUSSION ITEMS:**

For the record: Action minutes provide the necessary documentation of City Council action. Audio recordings are retained for those desiring more detail on particular agenda item discussions. These audio recordings provide an accurate and comprehensive backup of City Council deliberations and citizen discussions.

### **F. REGULAR AGENDA:**

1. Proposed Change Order for the North Arroyo Seco Sewer Line Project – City Manager Jon Hanken explained that the section of sewer line in question was not recommended for inclusion in the original project scope because after reviewing the sewer camera video, our engineering firm determined there were no observed deficiencies. This proposed change order is to replace 6 inch transite pipe that would cost approximately \$35,000. This pipe runs north from MH 3753 for approximately 110 feet and has three connections. From the City Engineer's standpoint they are not recommending this change order because it is not needed and the money would be better spent in other areas of town where the sewer lines are bigger priorities.

Vice Mayor Rhoades asked if he should recuse himself, because his name is mentioned in this document, as well as his parents and I live on this street. There is not an attorney here tonight that I can consult with. City Manager Hanken commented that it is always



best to err on the side of caution and if you do recuse yourself, you will have to leave the room. Mayor Wratten commented that you do have the issue of where you live have a relationship of someone in the area. If it were me, I would recuse myself because I would not want the perceived conflict.

Councilmember Altan agreed that we should have an attorney and an engineer here tonight because I do have questions. I do appreciate Vice Mayor Rhoades recusing himself but I don't necessarily think he has a conflict of interest. He has already been hooked up to the pipe, the laterals are not getting replaced just the main lines and those are the responsibility of the City. What concerned me is that the engineer misidentified the type of pipe, and that the road covering that pipe is clearly sinking.

The following residents of North Arroyo Seco Street spoke in favor of replacing the transite pipe because of sewer issues in the past and that the road is sinking in that area:

- Dave Jenkins, 206 North Arroyo Seco
- Larry Rhoades, 125 North Arroyo Seco
- Mark Tresner, 111 E. Main Street
- Carol Muschetto, 214 North Arroyo Seco

Councilmember Reed commented that from the beginning I was leaning toward doing the entire street. It seems to make sense that once we have the people, equipment and materials here and because it is such a small section of pipe that we go ahead and replace it. I don't believe it would cost the same as replacing it now or if contractors have to come back at a later date.

After discussion by Council, it was moved by Councilmember Reed, seconded by Councilmember Atlan to move forward with the Change Order to extend the North Arroyo Seco Sewer Line Replacement Project to include the 110 feet of pipe replacement to the north of manhole of 3753 to the last manhold. The motion died because of vote 2 AYES and 2- NOES.

**AYES:** Reed, Atlan

**NOES:** Wratten, Epperson

**ABSTAIN:** None

**ABSENT:** Rhoades (Recused)

**G. ADJOURNMENT:**

It was moved by Councilmember Epperson, seconded by Councilmember Reed and carried to adjourn at 6:40 p.m.

Respectfully submitted,

Janice Traverso, City Clerk



# Agenda Item

# 2

DATE: February 18, 2020  
TO: Mayor Wratten and City Council Members  
FROM: John Wanger, City Engineer  
SUBJECT: N. Arroyo Seco Sewer Replacement Project – Acceptance of Improvements

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## **RECOMMENDED ACTION:**

That the City Council:

- a. Receive staff report; and
- b. Adopt proposed resolution accepting the improvements associated with the N. Arroyo Seco Street Sewer Replacement Project.
- c. Authorize the filing of the Notice of Completion and release of Performance and Labor and Material bonds and holding the Maintenance bond for a period of one year.

## **FISCAL IMPACT:**

The City will continue to operate and maintain the sewer collection system and this project will have a minor impact to operation and maintenance costs (reduced maintenance of this section of the system.)

## **BACKGROUND:**

On September 3, 2019 the City Council authorized the award of the N. Arroyo St. Sewer Replacement project (hereinafter referred to as the "Project") to CE Cox Engineering. The project has recently been completed to the City's satisfaction. The overall construction budget allocated by the City Council for this job was as follows:

Approved Contract	\$ 162,129
Approved Contingency	<u>\$ 16,213</u>
Total original authorized amount	\$ 178,342

Total costs for the original contract plus change orders are \$163,820.84. Accordingly, the project has come in at \$14,521.16 under the approved overall budget.

## **Recommendation**



Based upon the satisfactory completion of the work, Staff is recommending that the City Council accept the improvements and authorize the filing of the Notice of Completion for this project. Additionally, staff is recommending that the Council authorize the release the Performance and Labor & Material surety posted for this project, and to hold the Maintenance Bond for a period of one year from the date of this resolution, at which time the Bond can be released if the improvements remain in good condition and there is no issues to be resolved.

**Attachments:**

Resolution  
Notice of Completion



**RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF IONE, STATE OF CALIFORNIA,  
ACCEPTING THE IMPROVEMENTS ASSOCIATED WITH THE N. ARROYO SECO SEWER  
REPLACEMENT PROJECT, AUTHORIZE THE FILING OF THE NOTICE OF COMPLETION  
AND AUTHORIZING RELEASE OF THE PERFORMANCE AND LABOR/MATERIAL SURETY  
ASSOCIATED WITH THE PROJECT AND AUTHORIZING THE RELEASE OF THE  
MAINTENANCE BOND IN ONE YEAR IF ALL IMPROVEMENTS ARE IN ACCEPTABLE  
CONDITION**

**WHEREAS**, on September 3, 2019 the City Council awarded The N. Arroyo Seco Sewer Replacement ("Project") to CE Cox Engineering; and

**WHEREAS**, the work associated with this project has recently been completed to the City's satisfaction.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Ione, as follows:

1. The City hereby accepts the improvements associated with the N. Arroyo Seco Sewer Replacement Project.
2. Authorizes the City Engineer to release the Performance and Labor & Material surety posted with this project; and to hold the Maintenance Bond for a period of one year from the date of this resolution, at which time the City Engineer is authorized to release said bond if the improvements remain in good condition and there is no issues to be resolved.
3. Authorizes and directs the City Engineer to file a Notice of Completion concerning the Project with the Amador County Clerk's Office within ten (10) days of the date of this Resolution.
4. All portions of this resolution are severable. Should any individual component of this Resolution be adjudged to be invalid and unenforceable by a body of competent jurisdiction, then the remaining resolution portions shall be and continue in full force and effect, except as to those resolution portions that have been adjudged invalid. The City Council of the City of Ione hereby declares that it would have adopted this Resolution and each section, subsection, clause, sentence, phrase and other portion thereof, irrespective of the fact that one or more section subsection, clause sentence, phrase or other portion may be held invalid or unconstitutional.

**PASSED, APPROVED AND ADOPTED** at a regular meeting of the City Council on this 18<sup>th</sup> day of February 2020 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

ATTESTED:

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Diane Wratten, Mayor

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Janice Traverso, City Clerk



WHEN RECORDED RETURN TO:  
City Engineering Department  
City of Ione  
P.O. Box 398  
Ione, CA 95640

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## NOTICE OF COMPLETION

NOTICE IS HEREBY GIVEN that the undersigned City of Ione, P.O. Box 398, Ione, California, owners in fee of the Wastewater Treatment Plant within the City of Ione, California, observed certain construction work to be performed within the City of Ione, County of Amador, which work is generally described as follows:

N. Arroyo Seco Street Sewer Replacement Project which consisted of replacement of sewer lines in the N. Arroyo Seco Street area, all within the Corporate City Limits of the City of Ione.

That the contractor for the performance of such work was awarded to CE Cox Engineering Corporation and that said work was satisfactorily completed on February 3, 2020 in accordance with the Project Plans and Specifications. The final construction cost for the project was \$163,820.84.

This notice is given pursuant to Sections 9204 of the Civil Code of the State of California.

<p>This is to certify that the Notice of Completion above is hereby authorized by order of the Council of the City of Ione pursuant to Council Resolution No. ____ dated February 18, 2020, and owner consents to recordation thereof by its duly authorized officer.</p>	<p style="text-align: center;"><b>City of Ione</b> <b>A Municipal Corporation</b></p> <p>I declare under penalty of perjury that the information is true and correct.</p> <p>By: _____, City Engineer</p> <p>Dated: February 18, 2020</p>
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I, John Wanger, declare as follows:

I am the City Engineer of the City of Ione, and I have been authorized to make this verification on its behalf. I have read the foregoing Notice of Completion and know the contents thereof. The same is true of my knowledge.

I declare under penalty of perjury that the foregoing is true and correct and that I have executed this verification on February 18, 2020 in Ione, California.

CITY OF IONE

\_\_\_\_\_  
John Wanger, City Engineer



# Agenda Item

# 3

DATE: February 11, 2020

TO: Mayor Wratten and City Council Members

FROM: Jon G. Hanken, City Manager

SUBJECT: Ad Hoc Committee for Property Tax Split Discussion with the County

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**RECOMMENDED ACTION:** Council is being asked to select 2 members to be a part of an ad hoc committee to discuss a different percentage property tax split with the County.

**FISCAL IMPACT:** Not known at this time.

**BACKGROUND:** As discussed at the last Council meeting, the five cities in Amador County receive only 4.6 percent of the property taxes collected in the County while the County receives 31.71%. The City needs a larger portion of the property tax from new development in order to provide needed services to the community.

In the near future, Castle Oaks Villages 6, 8\*, 9\* and 10; Wildflower Villages 1, 2, 3 and 5, and; Gold Village will be developed. Staff estimate another 392 single family residential homes, 2.72 acres of multifamily development and 1.07 acres of commercial development in these three subdivisions. In addition, the 2009 Lone General Plan identifies approximately 2,602 acres of property in the current Sphere of Influence. These properties could be annexed into the City at some point in the future. Anticipated development includes 3,928 residential dwelling units and 17,720,000 sq. ft. of commercial and industrial properties.

Staff will meet with the Amador County Administrator on Friday, February 14<sup>th</sup> to discuss this topic. A verbal update will be given at the Council meeting.

## **ATTACHMENTS:**

City of Lone General Plan (August 2009) Table 3-1: Policy Area Development Potential

City of Lone General Plan (August 2009) Figures 3-3 through 3-16: General Plan Policy Area

\* Villages 8 and 9 are included in Castle Oaks Gateway information Table 3-1: Policy Area Development Potential





1990 USD

**TABLE 3-1:  
POLICY AREA DEVELOPMENT POTENTIAL\***

Policy Area	Acres (estimate)	Dwelling Units	Commercial Office Sq. Ft.	Commercial Retail Sq. Ft.	Industrial Sq. Ft.	Average Residential Density
Castle Oaks Gateway	52	210	Sec Commercial-Retail	70,000 (retail & office total)	0	5.0 for RL; 12.0 for RM; 20.0 for RH
Downtown	75	--	--**	--**	--	--
Industrial Park	348	--	2,012,472	1,439,658	6,137,604	--
Old Stockton	190	119	--	0	0	1.0
Preston Reuse	17	25	760,000	--	0	5.0
Q Ranch	439	850	--	0	0	1.0 - 2.0 for RR, 5.0 for RL, 12.0 for RM
Ringer Ranch	139	670	Sec Commercial-Retail	50,000 (retail & office total)	0	5.0
Silva	105	552	Sec Commercial-Retail	20,000 (retail & office total)	0	5.0
124 Corridor	247	1,176 RL 326 RH	--	0	0	5.0 for RL; 20.0 for RH
Triangle	990	0	2,450,000	610,000	4,170,000	--

\* Note: This table represents maximum development potential for each Policy Area. Each Policy Area may have all of the development listed in the row corresponding to the Policy Area. \*\* Commercial Office and Commercial Retail are located in the Downtown but not quantified in this table.

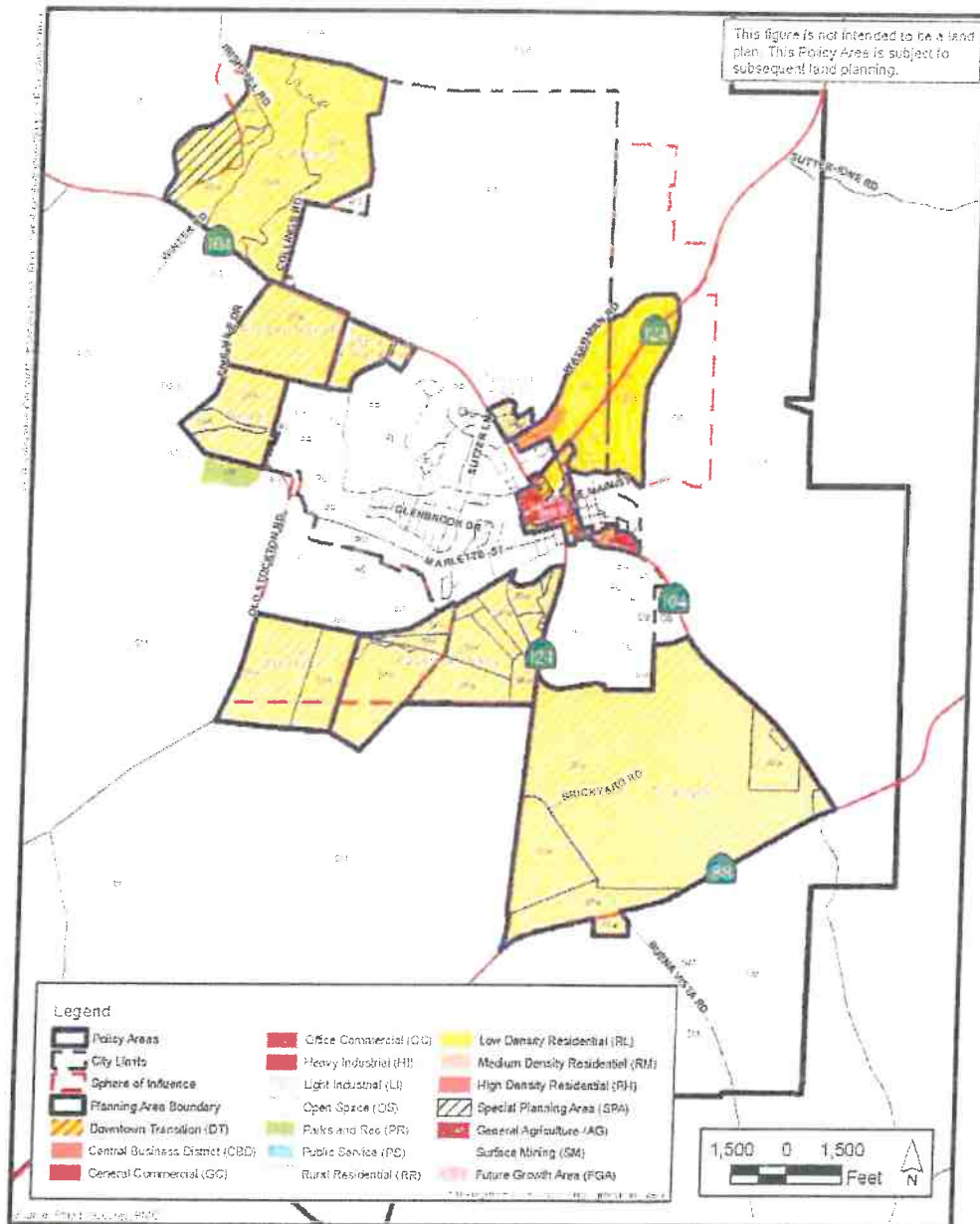
Approximately 2602 acres 3928 dwelling units  
City of Lone General Plan



# LAND USE



FIGURE 3-3: GENERAL PLAN POLICY AREAS



City of Ione  
Planning Department

General Plan Policy Areas



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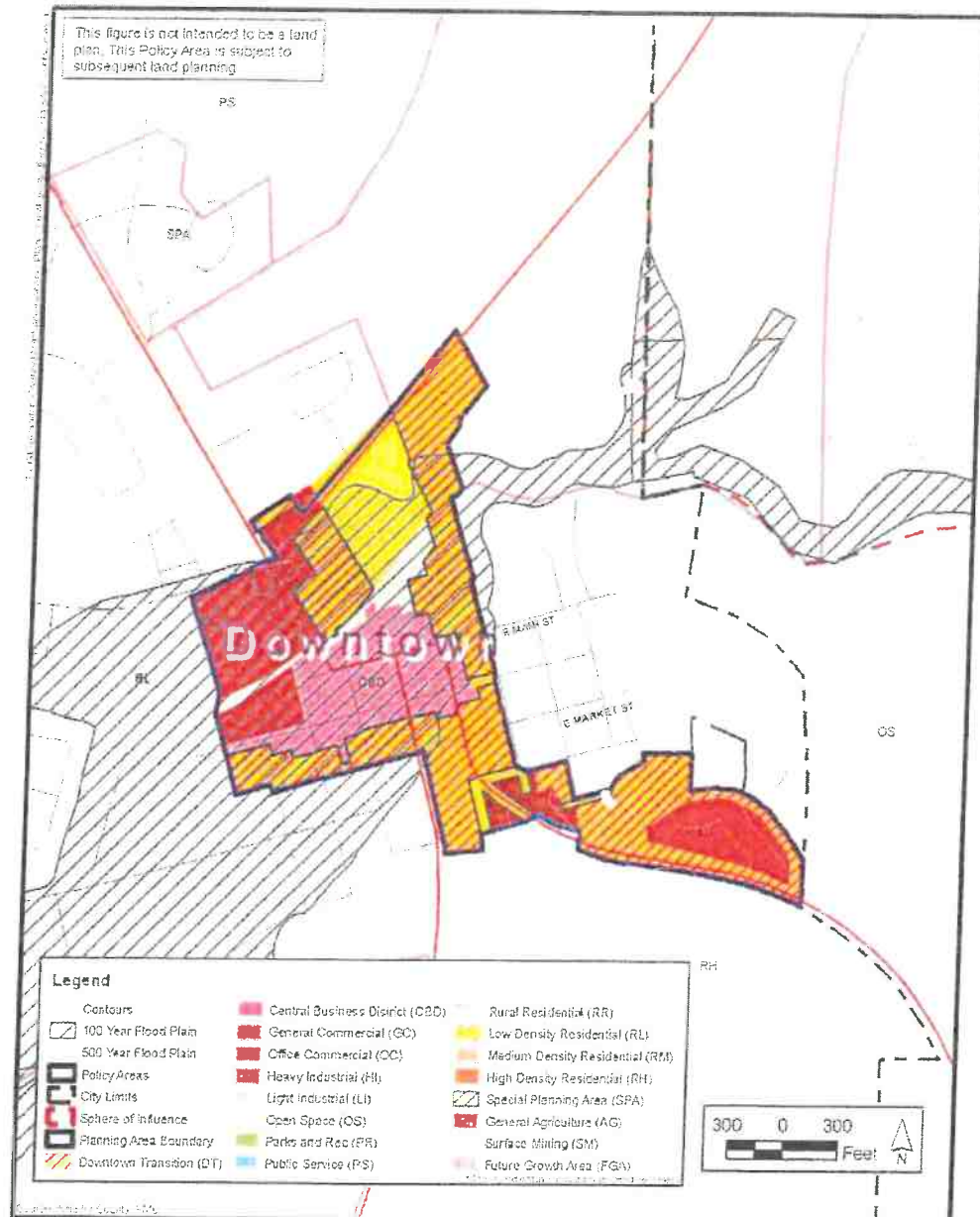
## Castle Oaks Gateway Policy Area



# LAND USE



**FIGURE 3-5: DOWNTOWN POLICY AREA**



City of Ione  
Planning Department

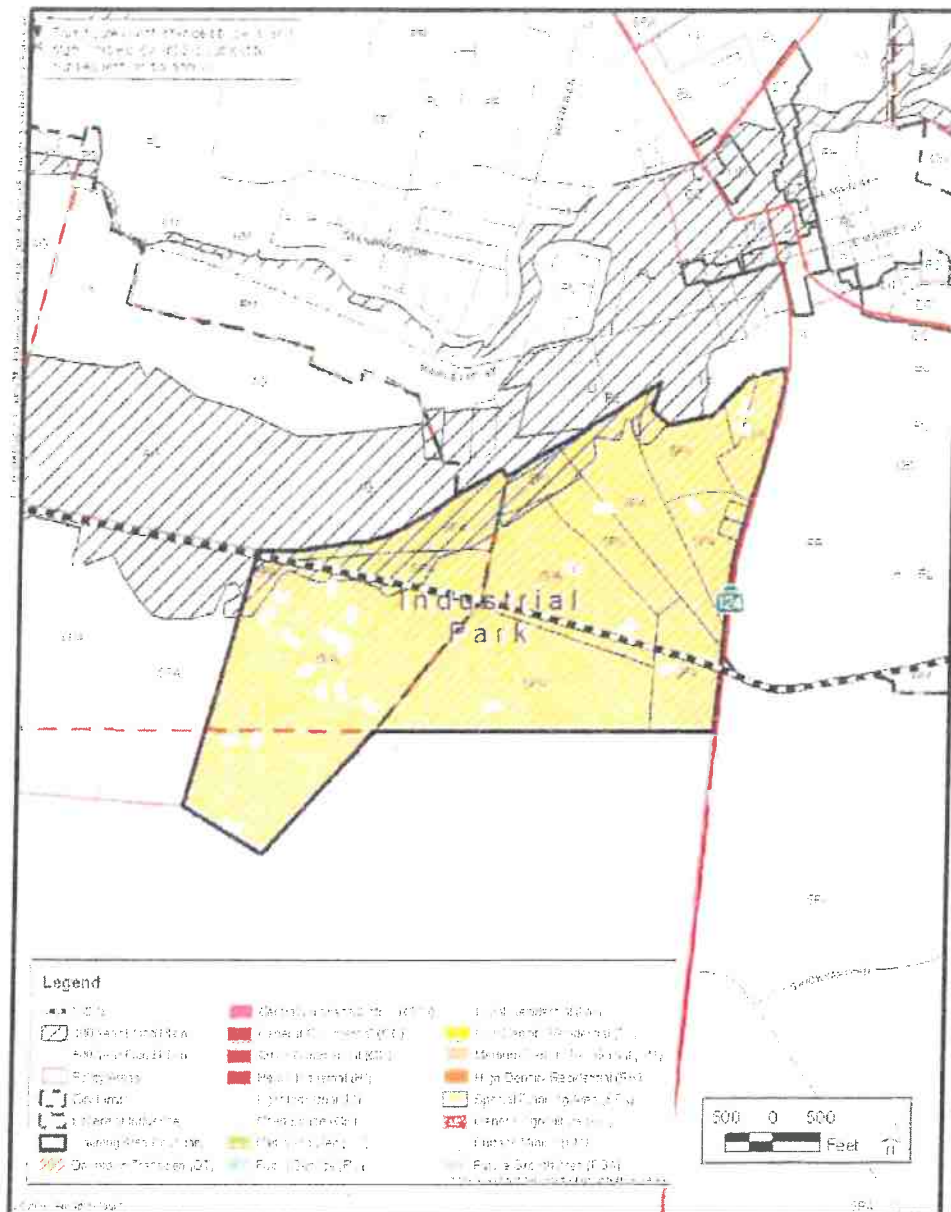
Downtown Policy Area





## LAND USE

FIGURE 3-6: INDUSTRIAL PARK POLICY AREA

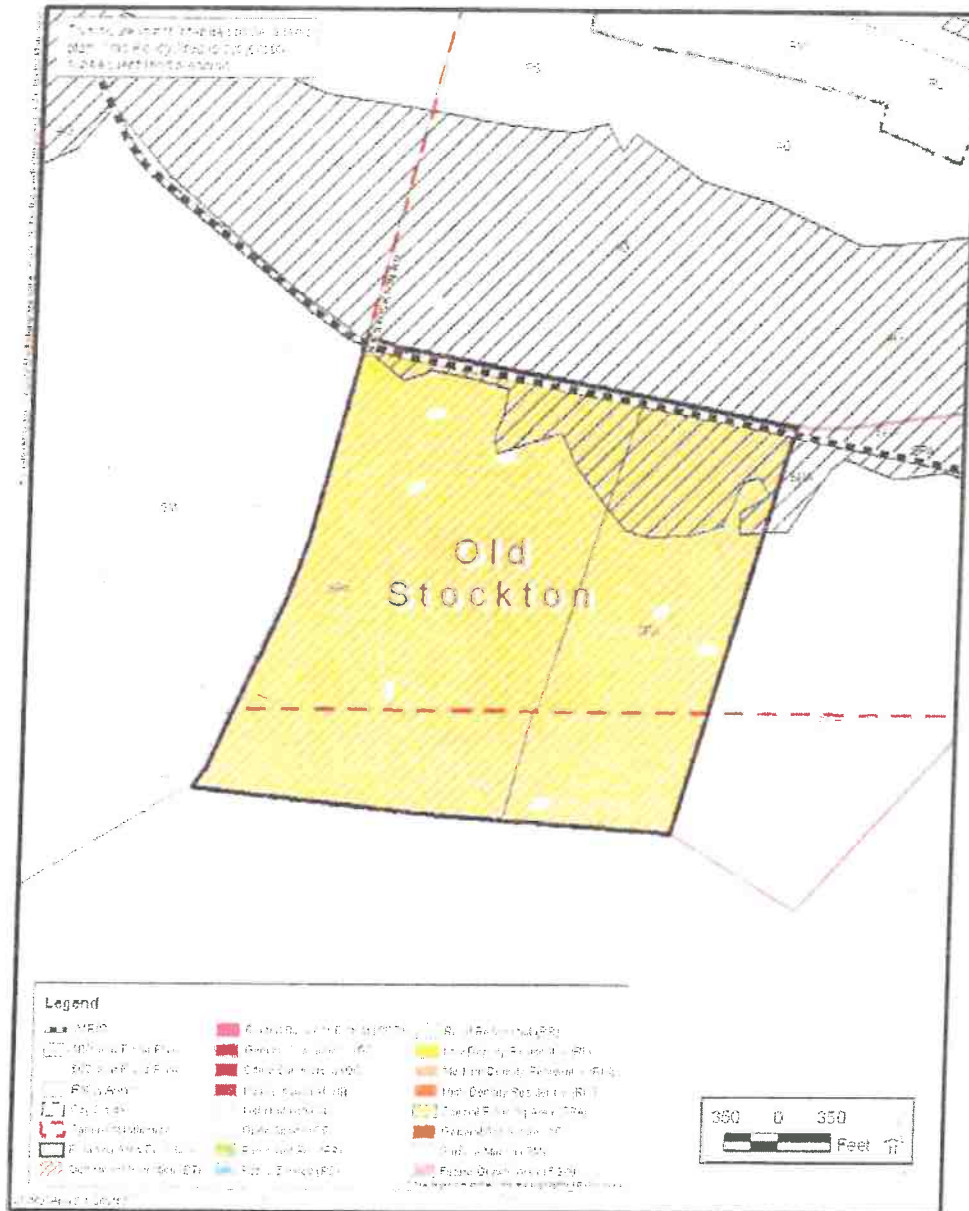


City of Ione  
Planning Department

Industrial Policy Area



**FIGURE 3-7: OLD STOCKTON POLICY AREA**



City of Ione  
Planning Department

Old Stockton Policy Area





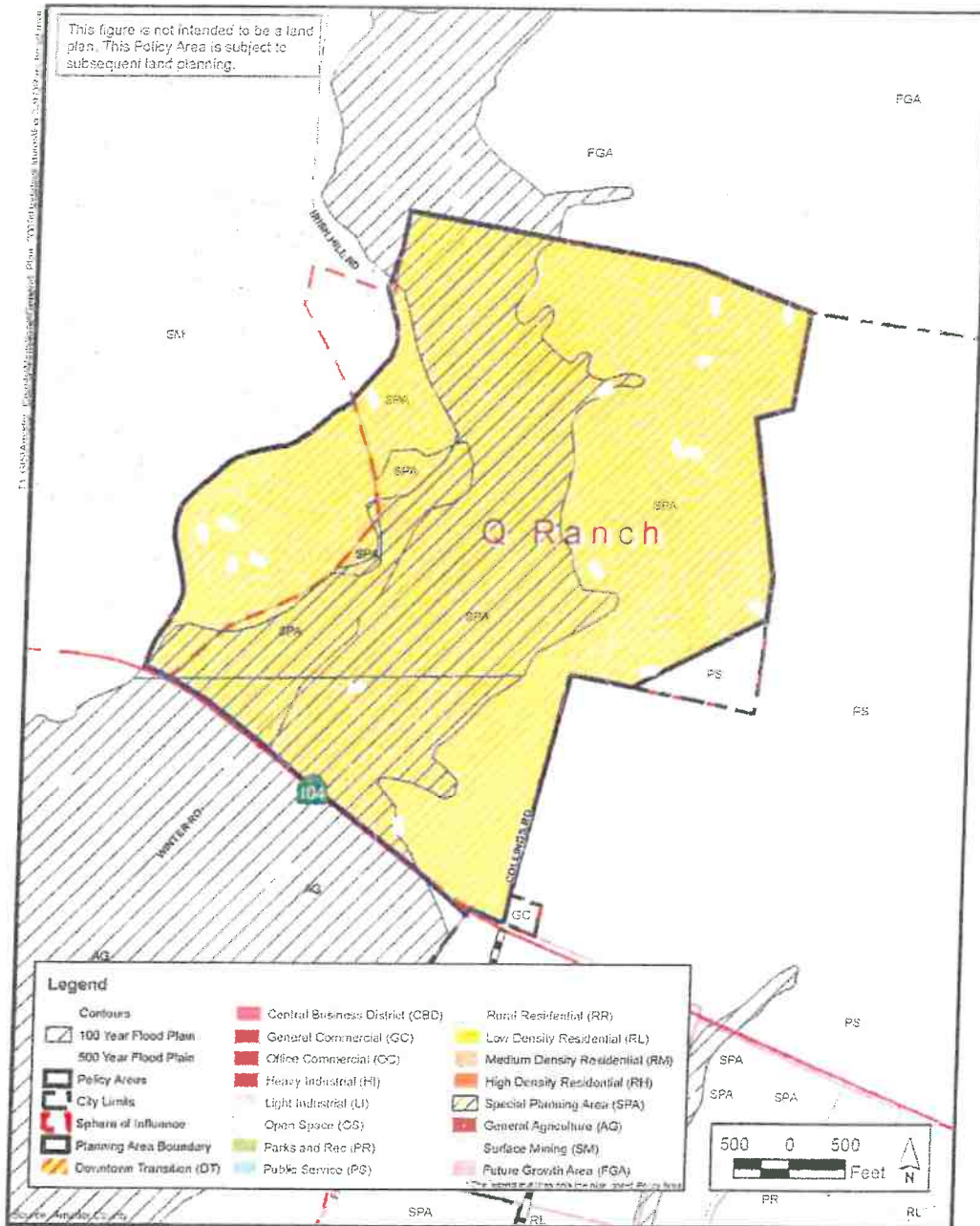
Preston Reuse Policy Area



# LAND USE



FIGURE 3-9: Q RANCH POLICY AREA



City of Ione  
Planning Department

Q-Ranch Policy Area



**FIGURE 3-10: RINGER RANCH POLICY AREA**



City of Ione  
Planning Department

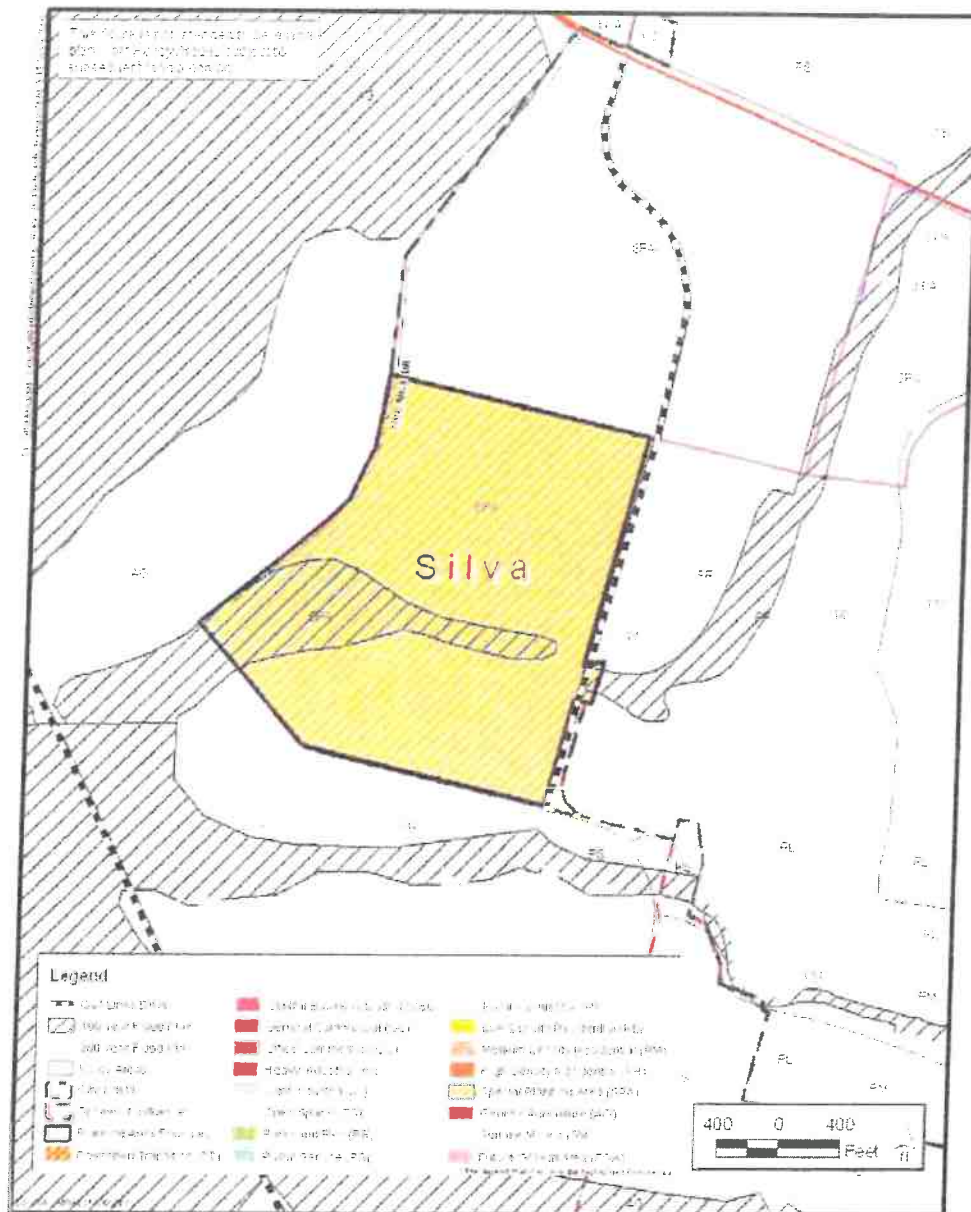
### Ringer Ranch Policy Area



# LAND USE



FIGURE 3-11: SILVA POLICY AREA



City of Ione  
Planning Department

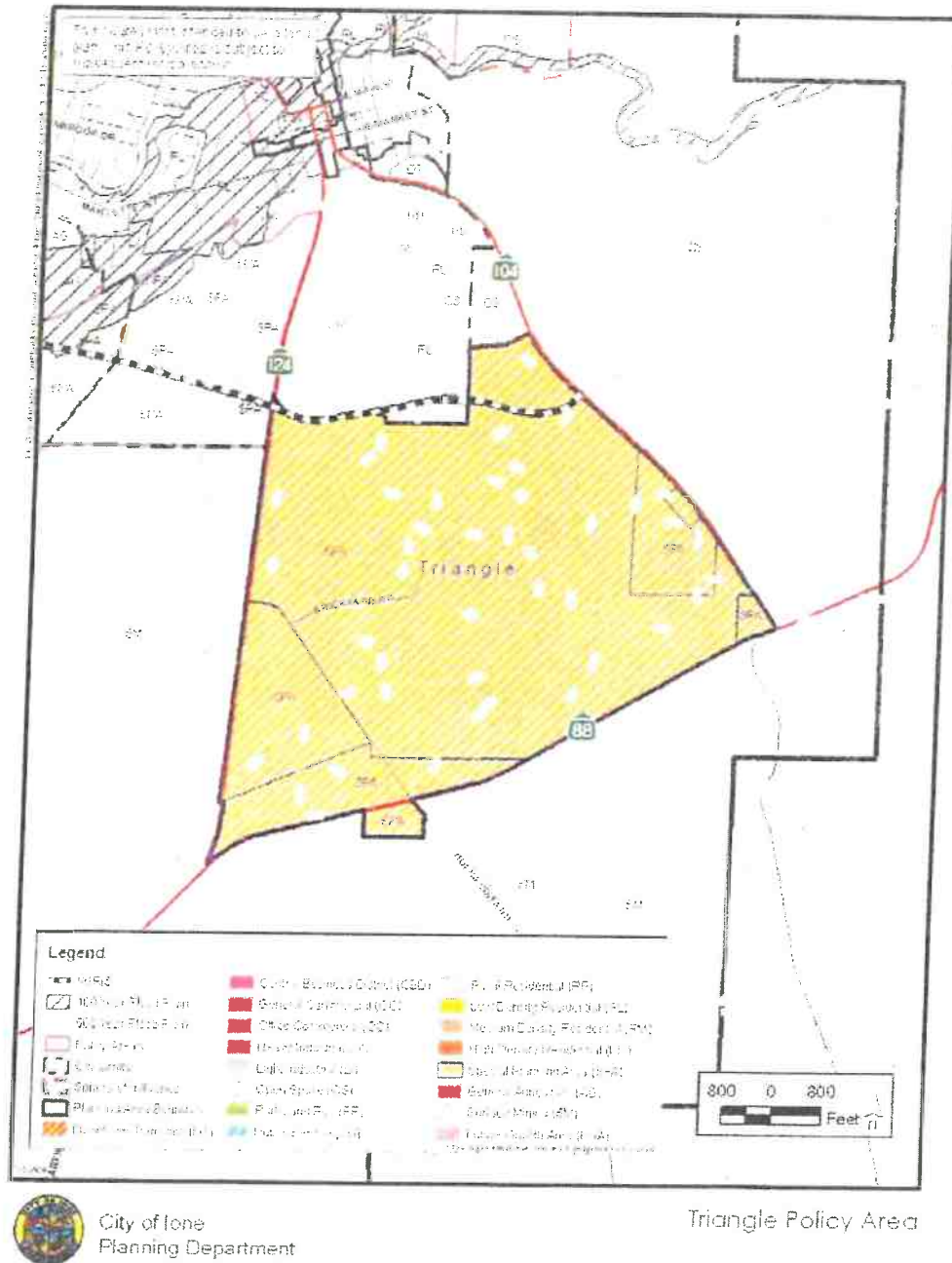
Silva Policy Area







**FIGURE 3-13: TRIANGLE POLICY AREA**







## LAND USE

**FIGURE 3-14: INDUSTRIAL PARK POLICY AREA CONCEPTUAL LAND USE PLAN**

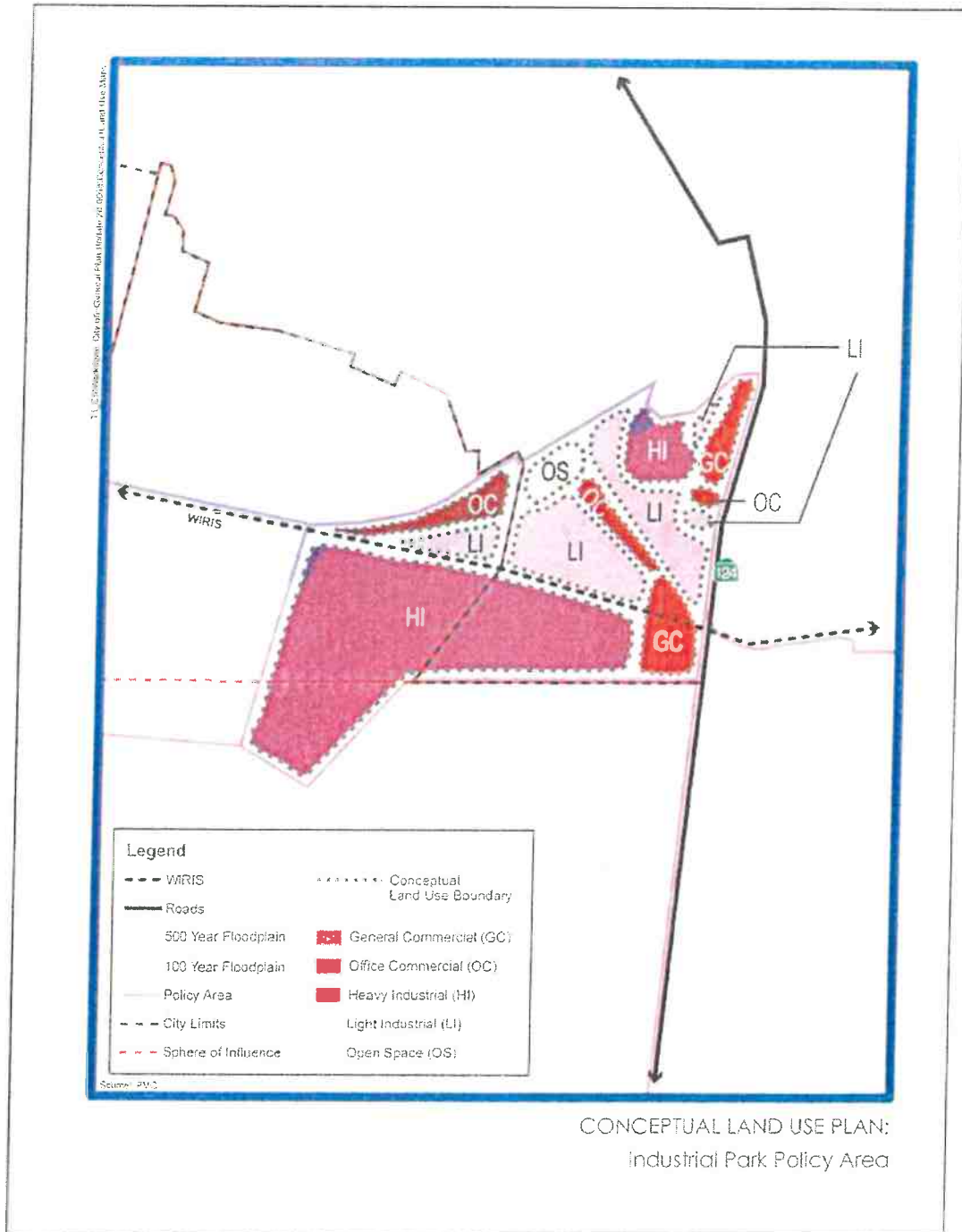
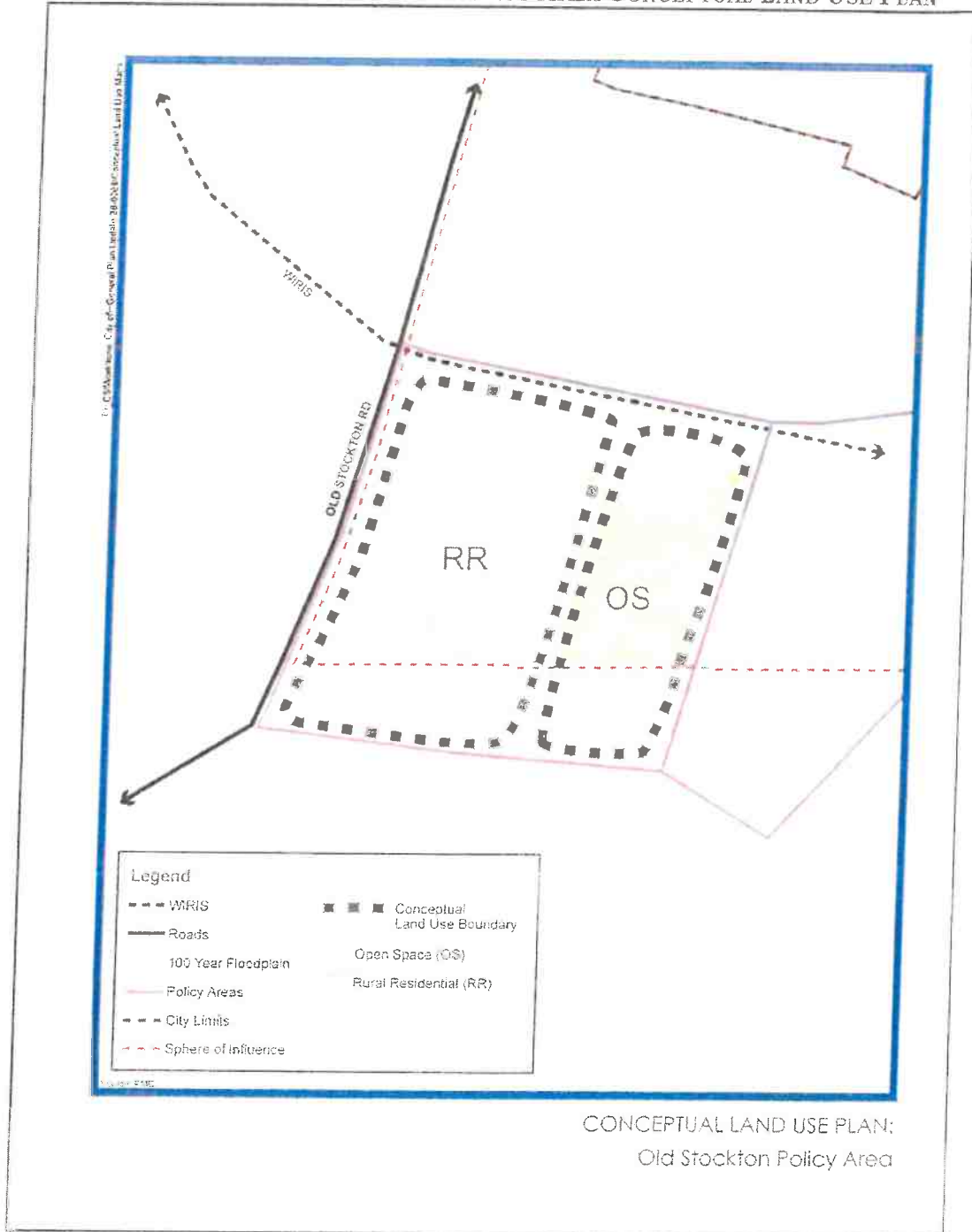






FIGURE 3-15: OLD STOCKTON POLICY AREA CONCEPTUAL LAND USE PLAN

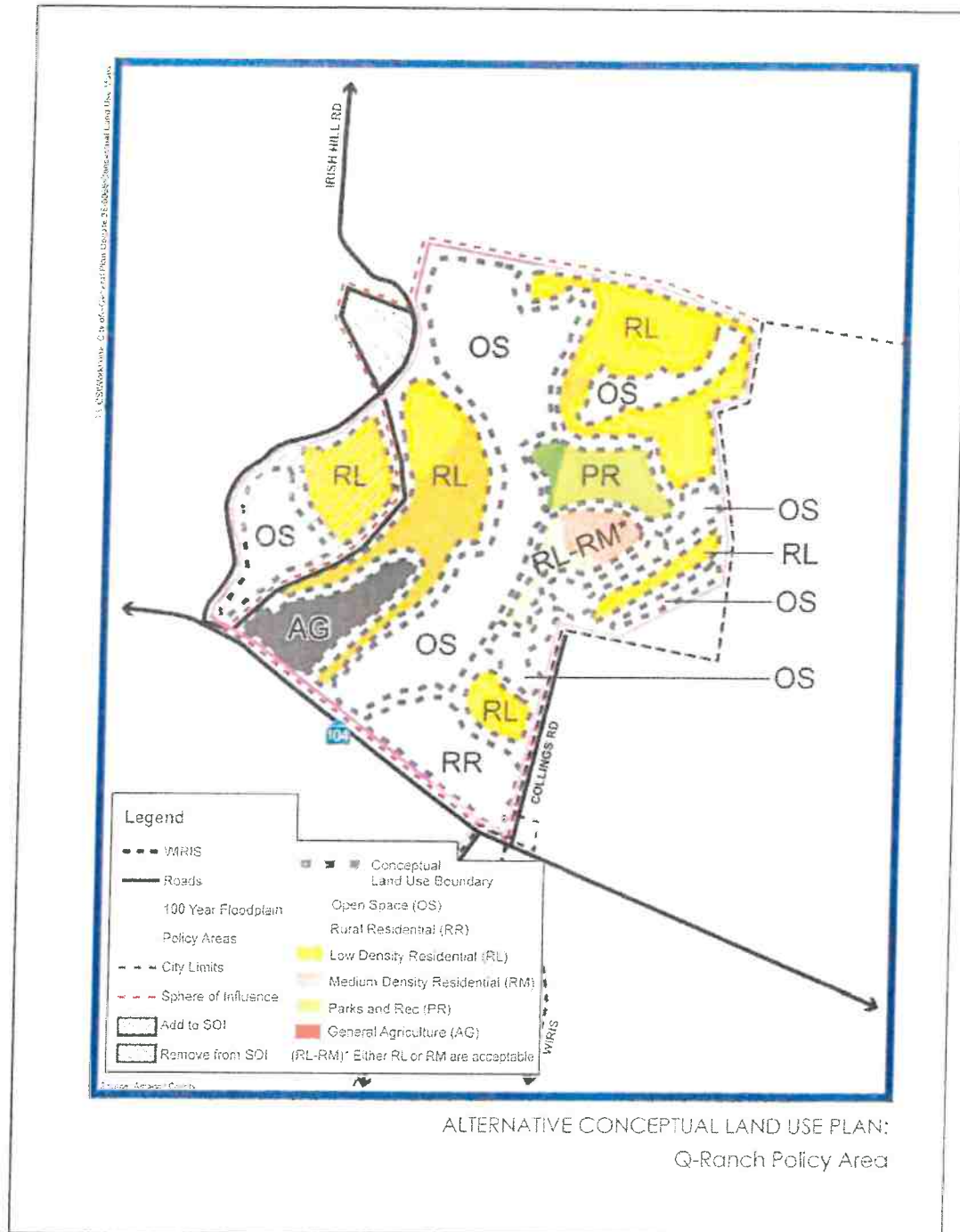






## LAND USE

FIGURE 3-16: Q RANCH POLICY AREA CONCEPTUAL LAND USE PLAN





# Agenda Item

# 4

DATE: February 12, 2020  
TO: Mayor Wratten and City Council Members  
FROM: Jon G. Hanken, City Manager  
SUBJECT: Water on Sidewalk on Shakeley Lane

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**RECOMMENDED ACTION:** Report Only. No action at this time.

**FISCAL IMPACT:** Staff estimates the cost of installing a sidewalk drain at approximately \$500.

**BACKGROUND:** At the City's February 4, 2020 Council meeting, a citizen shared a photograph showing water coming from a yard located at 1045 Shakeley Lane and flowing over the sidewalk and into the street. This property was the old Preston Farm and Ken Mackey, lone Fire Chief, verified that there were a number of springs on the farm. Testing of the water showed no chlorine residual so staff is confident that this water is from one of the springs.

In the Castle Oaks subdivision storm water from houses drain to the front of the property where it can soak into the yard. On occasions, this storm water will flow over sidewalks and into the street, causing a similar issue to the spring water at 1045 Shakeley Lane. Staff drove through of the subdivision did not find any weep holes in the rolled curbs or other outlets to let water drain under the sidewalk. Weep holes are common in flat faced traditional curbs.

There are similar water issues in the Wildflower subdivision, but that development installed sidewalk drains that allows water to flow under the sidewalk and into the storm system. See the photos of the drains are attached with this report.

The City needs to modify its design standards to ensure that storm water runoff from private property flows under the sidewalks to the streets and not over them. This will reduce liability risks to the property owners and well as to the City.

**ATTACHMENTS:** Photograph of water flowing over sidewalk on Shakeley Lane

Photo of sidewalk drain in Wildflower Subdivision

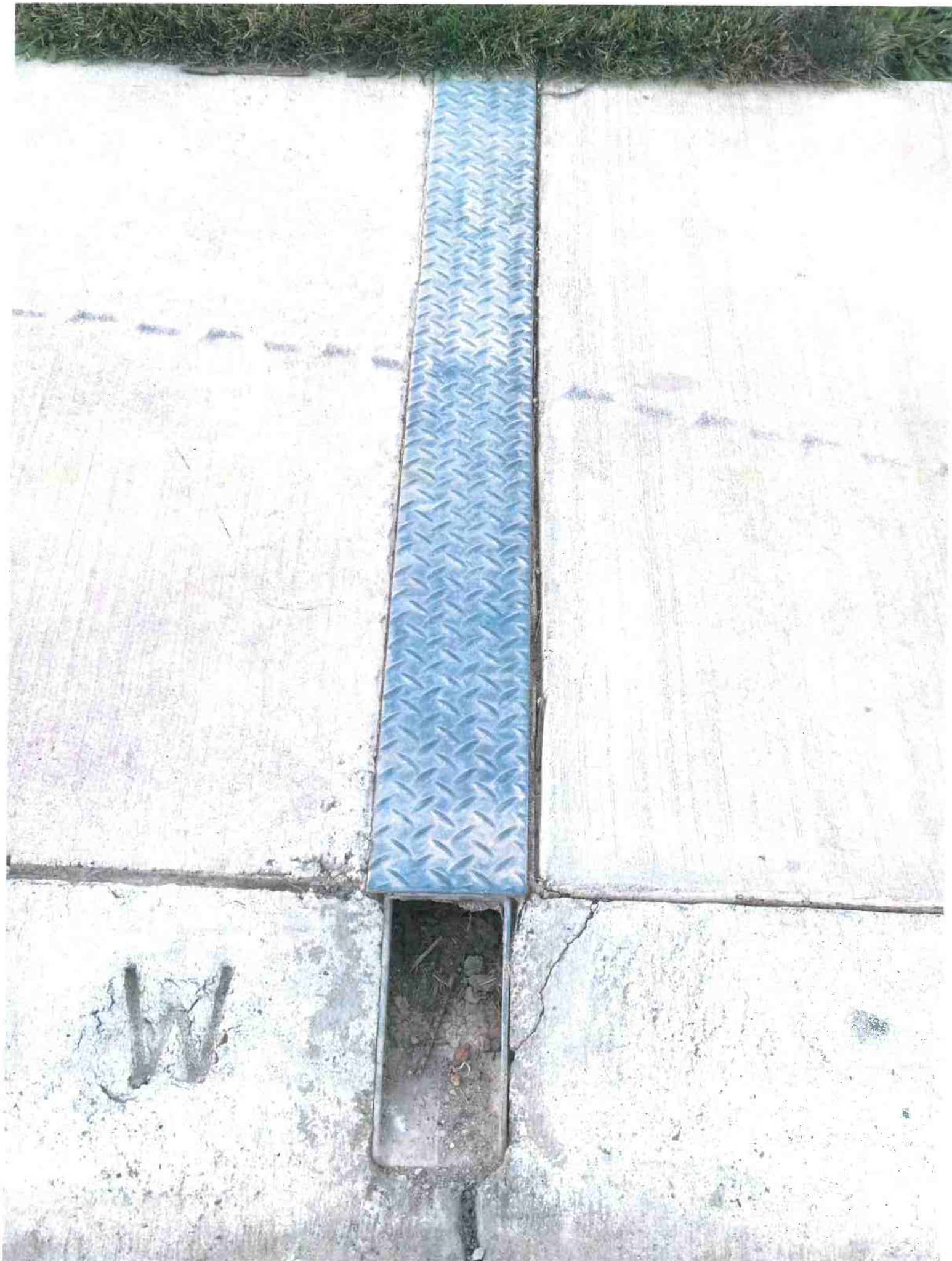




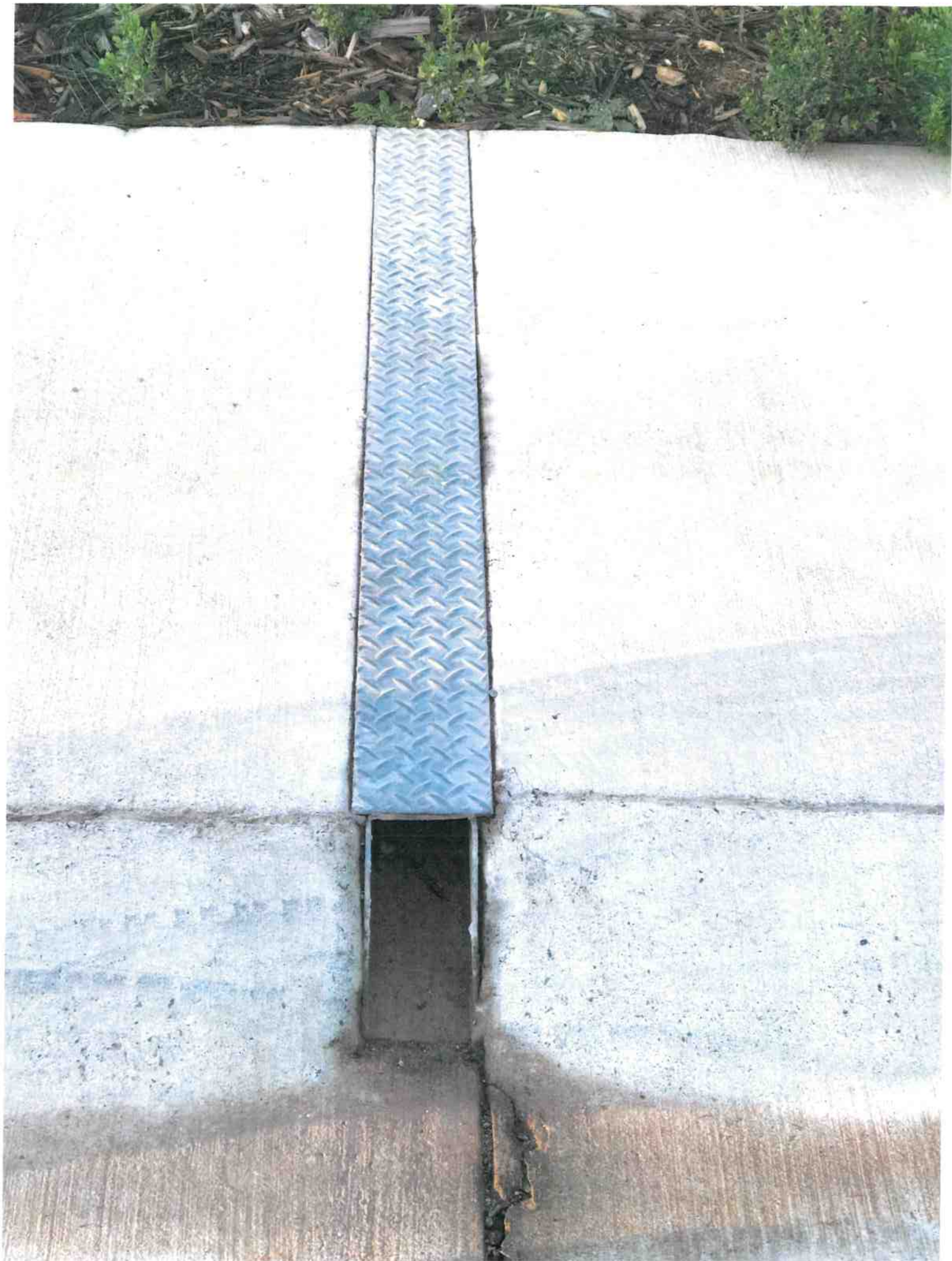
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# Agenda Item

#5

DATE: February 13, 2020

TO: Mayor Wratten and City Council Members

FROM: Jon G. Hanken, City Manager

SUBJECT: Replacement of a Floating Brush Aerator at the Waste Water Treatment Plant

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**RECOMMENDED ACTION:** Council is being asked approve the purchase of a Floating Brush Aerator at the Waste Water Treatment Plant to replace a unit that is worn out.

**FISCAL IMPACT:** Cost to purchase the new unit is \$29,932.74 (includes tax and freight).

**BACKGROUND:** The City currently utilize five ECS House Industries Floating Brush Aerators at the Waste Water Treatment Plant. Four of them were purchased and installed sometime before 2004. The last unit was purchased and installed in 2004.

One of the units in not working and needs to be replaced and staff is recommending that the City purchase another ECS House Industries Floating Brush Aerator in the amount of \$29,932.74.

**ATTACHMENTS:** Price quote for a 7.5 hp ECS House Industries Floating Brush Aerator

Informational Brochure on ECS House Industries Floating Brush Aerators





**Date:** January 8, 2020

**Attention:** Perc Water/City of Ione, California

**Our Ref:** 02122020-023-JCH

ECS House Industries, Inc. is pleased to offer the following scope of equipment & service for the Ione, California WWTP.

**Floating Brush Aerator**

ECS House Industries will provide one (1) 7.5hp, SDB120TA3253075SS Floating Brush Aerator based on equipment build, services, and quotation enclosed.

**Each aerator shall be equipped with:**

- WEG, Nema Premium Efficient, 1800 RPM, Three Phase, 230/460 volt, TEFC Electric Motor
- Double-Sealed Drive Housing shall be constructed of 304L Stainless Steel
- Rotor assembly shall be constructed of 304L Stainless Steel
- Rotor brushes shall be constructed of 304L Stainless Steel
- Anchoring System shall not restrict the aerator assembly's floatation, and shall operate continuously with 3' water fluctuations
- Aerator Main Frame shall be constructed of 304L Stainless Steel, Schedule 40 pipe and 7 gauge material
- Floatation Attachment Bands, Foam-Filled Floatation Tanks, Motor Shield, & Non-Drive End Bearing Cover shall be constructed from 304L stainless steel.
- 304L stainless steel, foam-filled floatation tanks
- 316 Stainless Steel Drive & Non-Drive End Shafts
- Drive & Non-Drive End Shafts shall be piloted, bolted-in stub shaft assemblies



- Adjustable Linkage shall be fabricated from 304L Stainless Steel and shall be capable of changing the rotor's operating blade depth
- Dodge Gear Reducer with "quick connect" oil change system and a minimum service factor of 2.0.
- Dodge Gear Reducers shall mount to the rotor drive shaft with tapered bushings and will only use roller bearings. Input shaft and output hub seals shall be constructed with double-seals to protect against water infiltration
- Dodge Raptor Couplers that absorb start-up forces and allow for four (4) degrees of misalignment
- Grease Lubricated Drive & Non-Drive End Bearings shall be equipped with grease lube sites
- Lifting Devices shall be welded to the main frame of the aerator in order to unload and remove the entire floating brush aerator assembly

### **Quality Assurance & Performance:**

- ECS House Industries, Inc. Floating Brush Aerators meets all quality assurance and performance requirements.

### **Delivery:**

- ECS House Industries, Inc. will deliver the floating brush aerators and accessories on a flatbed truck
- 7.5hp, ECS House Industries, Inc. Floating Brush Aerator:
  - A) 7.5hp Overall Length: 17'6"
  - B) 10hp Overall Width: 10'
  - C) 10hp Overall Weight: 2,300 lbs.
- CONTRACTOR/OWNER will be responsible for the unloading of the equipment, floatation tank attachment, final splash shield assembly, electrical termination, and placing/anchoring the aerator in the treatment pond. CONTRACTOR/OWNER will be responsible for final assembly, installation, and aerator start-up.
- Each electric motor shall operate at a 90% load based on the nameplate data
- After the Floating Brush Aerator is operating properly, ECS House Industries, Inc. will provide documentation to the Owner and Manufacturer certifying the Floating Brush Aerator is operating properly
- The Floating Brush Aerator and accessories shall be delivered to the customer in 6-8 weeks
- Submittals will be sent to the Contractor two (2) weeks after receipt of purchase order agreement. O&M Manuals shall be delivered to the Contractor one (1) week before the Floating Brush Aerator shipment

### **Warranty:**

- The manufacturer of the aeration equipment shall warrant the equipment to be free from defects in materials and workmanship for a period of twelve (12) months after start-up & Owner acceptance



**Total pricing for Scope of Equipment including delivery and start-up:**

<b>One (1) 7.5hp, Model SDB096TA3253075SS Floating Brush Aerators (\$24,745.00 each)</b>	
<b>Total:</b>	<b>\$24,745.00</b>
<b>Tax @ 7.75%</b>	<b>\$2,187.74</b>
<b>Freight: \$3,000</b>	<b>\$3,000.00</b>
<b>Grand Total:</b>	<b>\$29,932.74</b>

**Items Not Included in Pricing:**

- Electrical connectors/connections and wiring installation
- Control Panel Installation and Pricing not included
- Loading/Unloading of equipment

**Terms & Conditions:**

- The terms & conditions of ECS House Industries, Inc. are 100% due 30 days after aeration equipment delivery.

Scope of Equipment offered by:

Chad House  
CEO, ECS House Industries, Inc.  
3720 Highway 1 South  
Cherry Valley, Arkansas 72324

(870) 945-0880 Cell  
(870) 588-3773 Office




# Floating Brush Aerators



**Effective and Efficient Wastewater Treatment  
through Superior Oxygen Transfer and Mixing Rates**





## Floating Brush Aerators

Create an *oxygen cap* across the entire surface area of the pond, which eliminates odor and enhances BOD reduction.

### Performance

- ◆ Average SAE of 3.0 lbs. O<sub>2</sub>/hp /hr
- ◆ Average flow rates over 3,600 gpm/hp
- ◆ Unique horizontal flow pattern distributes highly oxygenated water while bringing in oxygen depleted water in a short cycle

### Multiple Pond Applications

- ◆ Partial mix or complete mix
- ◆ Earth or lined ponds
- ◆ Shallow or deep ponds
- ◆ High solids ponds (Bio-storage, Sludge, Aerobic Digesters)

### Multiple Tank Applications

- ◆ Oxidation Ditches
- ◆ SBR's
- ◆ Equalization Basins
- ◆ Square, Rectangular, or Round tanks



Complete mix of bio-solids storage lagoon







## Unique Capabilities

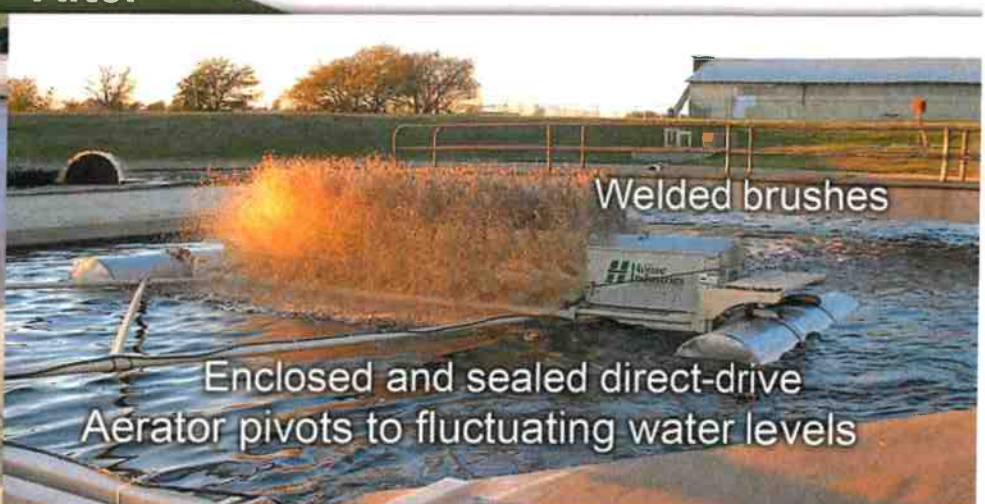
- ◆ Aerators can completely mix 10' deep ponds
- ◆ Aerators can be used to partially mix shallow ponds
- ◆ Reduce overall horsepower usage based on high oxygen transfer and flow rates
- ◆ Aerators can be cable anchored, levee anchored, or anchored with bollards
- ◆ Aerators can be equipped with splash shields & rotor covers to reduce aerosol sprays
- ◆ Aerators can be customized for ponds or tanks, and used in municipal and industrial wastewater applications
- ◆ Aerator operates at lower noise levels compared to conventional aerators & mixers

## Reliability

- ◆ Powder coated mild steel or stainless steel provides durability in a variety of wastewater applications
- ◆ Simple and easy maintenance
- ◆ Satisfied customers (reference list available)
- ◆ Process guarantees are available

**Before**

**After**





**ECS House Industries Floating Brush Aerators outperform all other Floating Brush Aerators on the market due to value added engineering and design.**



- ◆ Only Floating Brush Aerator with a corrosion resistant, sealed drive-train enclosure.
- ◆ The only Floating Brush Aerator built with heavy enough materials to last 15-20 years.
- ◆ Custom retrofits for multiple wastewater applications are available.
- ◆ Engineered and designed for predictable and easy routine maintenance.
- ◆ ECS House Industries, Inc. provides the best customer service and support with Service Technicians that have over 75 years combined field service experience.



3720 Highway 1  
P.O. Box 67  
Cherry Valley, Arkansas 72324

[wastewater@houseindustriesinc.com](mailto:wastewater@houseindustriesinc.com)

[www.houseindustriesinc.com](http://www.houseindustriesinc.com)

870.588.3773  
870.588.4669 Fax





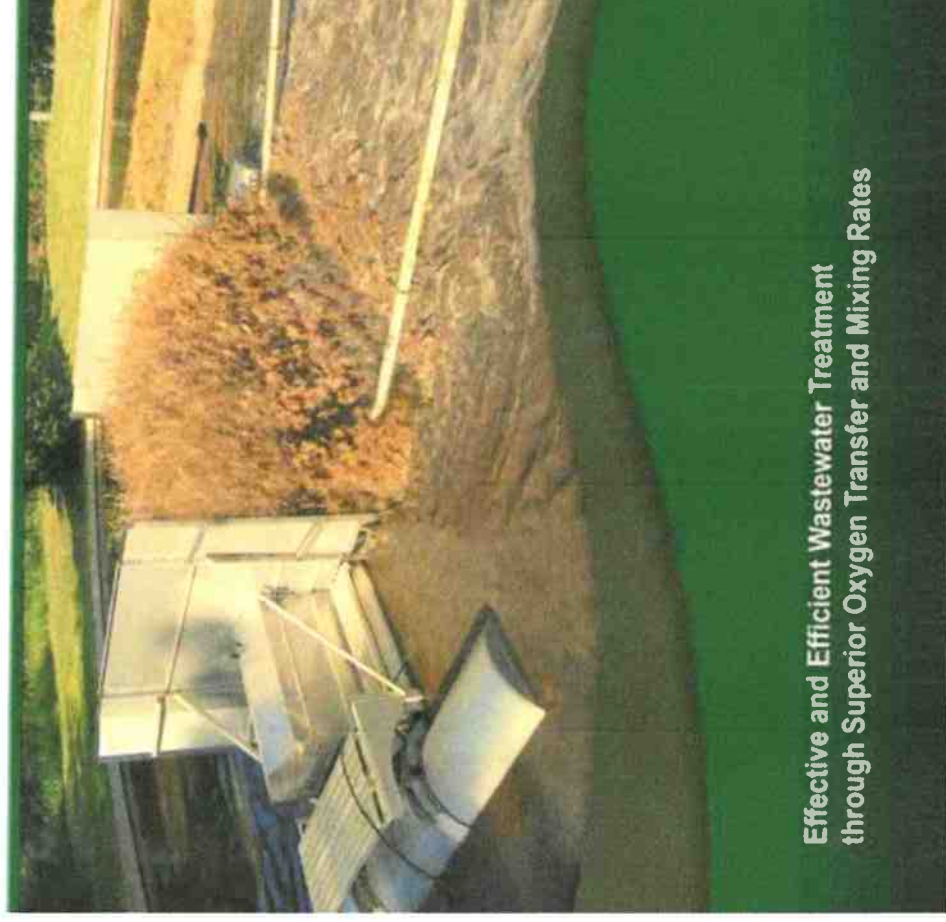
## Wastewater Aeration

Enhance your wastewater process with better aeration and mixing

More efficient aeration and mixing reduces your wastewater plant's energy demand

Floating Brush Aerators can be used in complete or partial mixed lagoons, aerobic digesters, oxidation ditches, aeration basins, and equalization basins

## Floating Brush Aerators



Effective and Efficient Wastewater Treatment  
through Superior Oxygen Transfer and Mixing Rates



## **ECS House Industries, Inc.**

**What is a Floating Brush Aerator?**

**A floating brush aerator operates in wastewater by using a spinning, horizontal-rotor assembly that sheers and mixes the wastewater**

**Welded brushes on the rotor assembly shear the wastewater and create fine bubbles that capture oxygen in the air and absorb oxygen into the wastewater**

**In addition to aeration, the unique horizontal flow pattern created by the floating brush aerator creates a mixing profile that mixes a much broader area when compared to other high-speed surface aerators**





## **ECS House Industries, Inc.**

**Why use a floating brush aerator?**

**Floating brush aerators have about a 30% higher Standard Aeration Efficiency (SAE) when compared to aspirating and vertical turbine type aerators**

**In addition, floating brush aerators also have a much higher mixing rate (gpm/hp) than aspirating and vertical turbine type aerators**

**The floating brush aerators superior oxygen transfer and mixing rates create wastewater systems that operate with less horsepower.**

**Less hp=Less Energy= More Money**





## **ECS House Industries, Inc.**

### **Lagoon Application**

### **Floating Brush Aerator Advantages:**

**Shore Mounted Mooring System**

**Unique Horizontal Flow Pattern**

**Complete Oxygen Cap Across the  
Lagoon**

**Increased Oxygen Transfer &  
Mixing Produce a Higher Quality  
Effluent**





## **ECS House Industries, Inc.**

### **Cable Anchored Lagoon Application**

**Oxygen Cap covers entire lagoon  
surface**

**Easier to access the aerator**

**Floating Brush Aerators only  
have to use one cable versus  
multiple anchoring cables**





## **ECS House Industries, Inc.**

### **Aerial view**



**Mixing profile of bio-solids  
storage lagoon**

**Complete mix and oxygen cap  
cover the lagoon's surface**



# **ECS House Industries, Inc.**

## **Floating Brush Aerators**

**Oxidation Ditch Application**

**20% Horsepower Reduction due  
to Higher Oxygen Transfer &  
Mixing Rates**

**Routine & Easy Maintenance  
Create Less Downtime for Plant  
Personnel**





## **ECS House Industries, Inc.**

**Oxidation Ditch**

**Custom retro-fit anchoring**

**Splash shields are standard**

**Access platforms**

**Floating brush aerators can pivot to fluctuating water levels, maximizing oxygen transfer and mixing at all times**





# ECS House Industries, Inc.

## 10hp Oxygen Transfer test

@ 80% to 84% motor load we  
Produce 3.1-3.2 lbs.O2/hp/hr

Compared to other surface  
aerators:

Aspirating Aerators:  
2.4 lbs.O2/hp/hr

Vertical Turbine Aerators:  
2.2 lbs.O2/hp/hr

### Oxygen Transfer Test

Results of oxygen transfer test for the SDB120H A3 Pacific Horizontal-Rotor Floating Aerator are summarized below. Test data and analysis is provided in Appendix B.

SN: 17831  
Delivered Horsepower 8.0 (80% motor load)  
SOTR 24.45 lbs/hr  
SAE 3.1 lbs/hp-hr

SN: 17832  
Delivered Horsepower 7.9 (79% motor load)  
SOTR 24.54 lbs/hr  
SAE 3.1 lbs/hp-hr

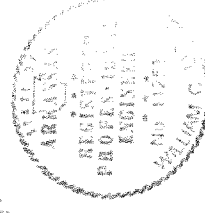
SN: 17833  
Delivered Horsepower 8.2 (82% motor load)  
SOTR 25.30 lbs/hr  
SAE 3.1 lbs/hp-hr

SN: 17834  
Delivered Horsepower 8.4 (84% motor load)  
SOTR 27.05 lbs/hr  
SAE 3.2 lbs/hr

Professional Engineer:

  
William C. Craig, P.E.

8/11/11  
Date





## ECS House Industries, Inc.

### 5hp Mixing Test

12' from rotor: 4,135 gpm/hp

16' from rotor: 5,021 gpm/hp

20' from rotor: 5,103 gpm/hp

### Aspirating & Vertical Turbine

Mixing rates range from

1,800-2,300 gpm/hp

#### Velocity Profile

Results of the velocity profile test for the SDB059TA2 Electric Horizontal-Rotor Floating Aerator are provided in Exhibit No. 3.

#### Pumping Rate

Results of the pumping rate calculations for the SDB059TA2 Electric Horizontal-Rotor Floating Aerator are summarized below. Copies of the calculations are provided in Appendix D.

Distance from Aerator's Rotor	Volumetric Flow Rate per Delivered Horsepower
12 feet	4,135 gpm/hp
16 feet	5,021 gpm/hp
20 feet	5,103 gpm/hp

Professional Engineer:

*Wm. Craig Light*  
Wm. Craig Light, P.E.

12/6/12  
Date





## **ECS House Industries, Inc.**

### **Orbal Plant Retro-Fit**

**Unique anchoring system**

**Access to aerators**

**Reduced overall horsepower by  
35%**





## **ECS House Industries, Inc.**

### **Value Added**

### **Engineering & Design**

**CNC Machined Stub-Shaft  
assemblies**

**Grease-Lubricated Bearings**

**Splash shields**

**Sealed, Direct-Drive**

**Rotor Assembly**

**Stainless Steel Flootation Tanks**

**Flootation Band Attachments**

**Heavy Duty, Pipe Frame**

**Adjustable Rotor Depth**

**Testing Facility**





**ECS House Industries, Inc.**  
**CNC Machined, Stub Shaft**  
**Assemblies**

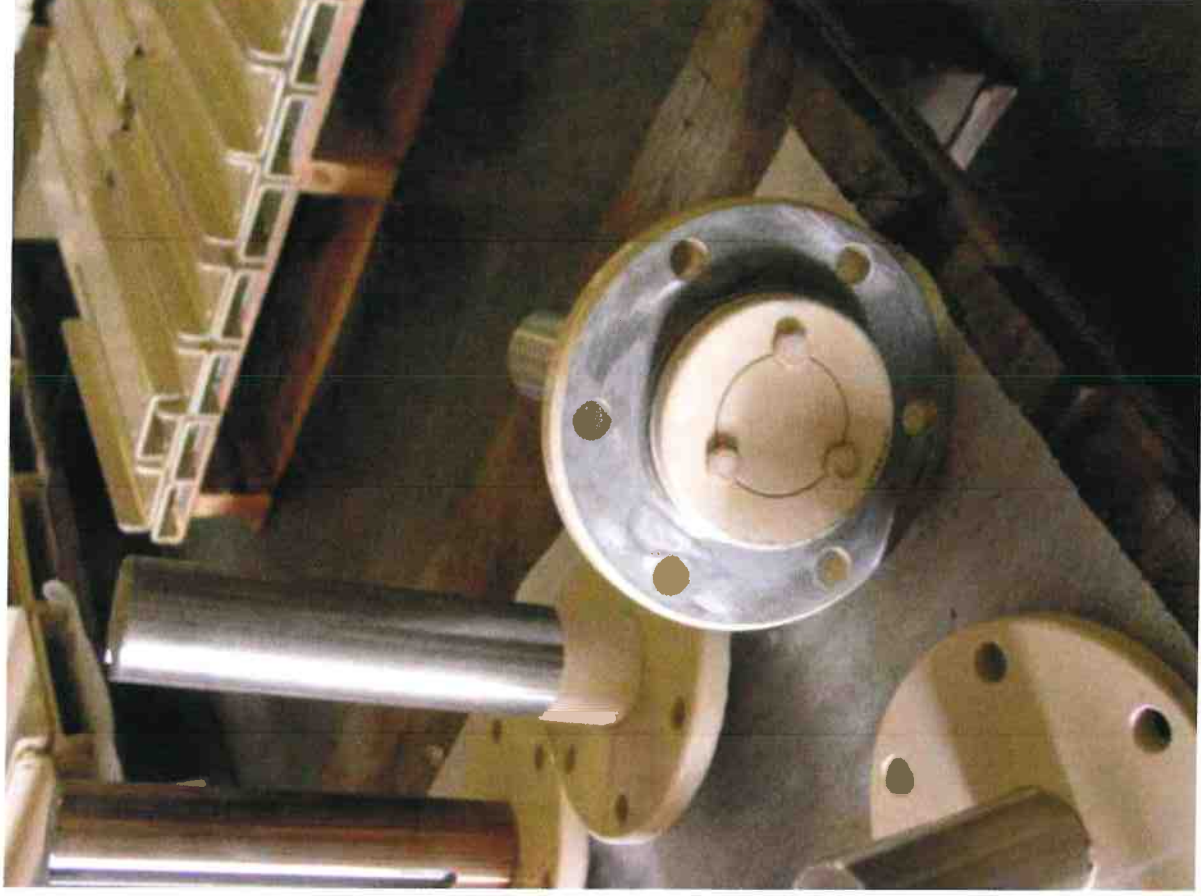
**Piloted, Bolt-In Stub Shaft**  
**Assemblies**

**Shafts are true, less than .001  
tolerance**

**Alignment of the shafts create a  
smooth operation and a high-  
speed direct-drive**

**Shaft replacements can occur in  
the field**

**All shafts are fabricated from 316  
stainless steel**





## **ECS House Industries, Inc.**

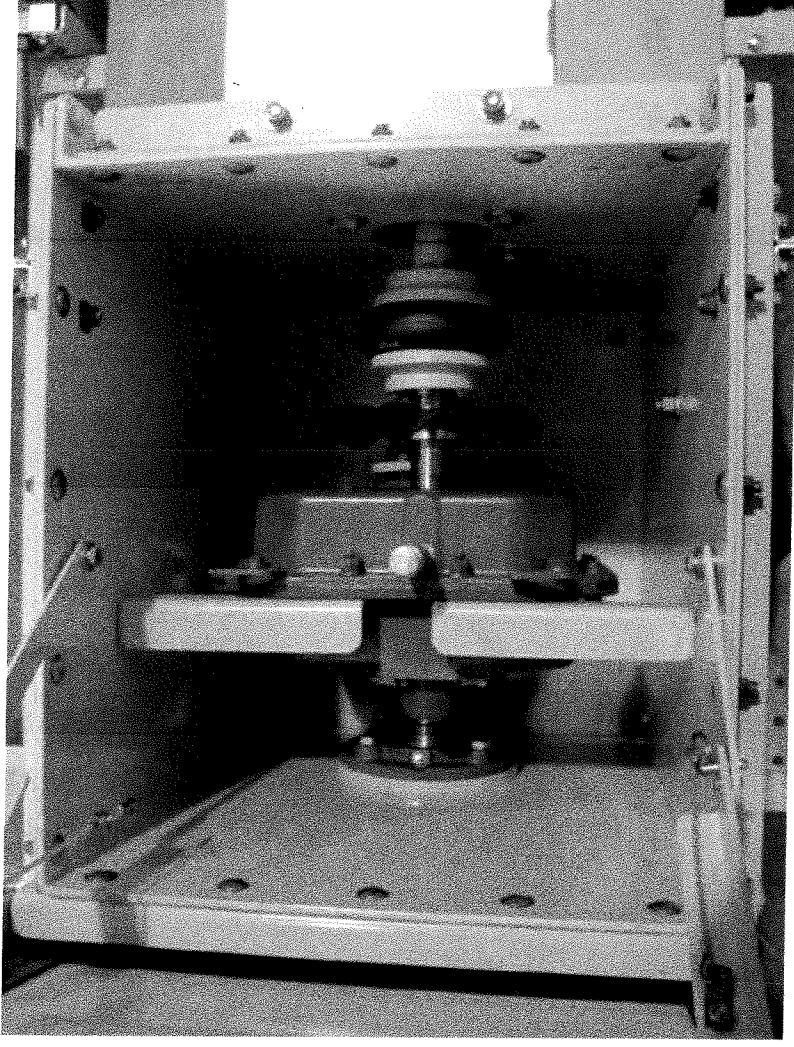
**Enclosed, Direct-Drive**

**Sealed drive enclosure**

**High-speed coupled direct-drive**

**Internal fan for cooling**

**Easy access with hinged cover**





## **ECS House Industries, Inc.**

### **Oil Change Kit**

**Oil change should occur every  
2,500 hours**

**Battery operated and easy to  
operate**





## **ECS House Industries, Inc.**

### **Grease-Lubricated Bearings**

**Corrosion resistant, grease lubricated bearings**

**Lubricated automatically with a spring, loaded lube site**

**Refill grease approximately every 6 months**

**We do not use wastewater to lubricate bearings**





## **ECS House Industries, Inc.**

### **Splash Shields**

**Will not allow splash and/or debris to accumulate around drive enclosure and non-drive end bearing**

**Double-sealed protection will not allow debris to penetrate drive enclosure and non-drive end bearing enclosure**

**Double-seal also uses a flinger to ensure water and debris will not “wick” down the drive and non-drive shafts**





## **ECS House Industries, Inc.**

### **Rotor Assembly**

**Heavy walled, schedule 40 pipe**

**Our rotor pipe is twice as thick as the competition's rotor**

**Heavy walled rotor pipe will not deflect, warp due to the heat created by welding the brushes to the rotor pipe**

**Brushes are welded to the rotor pipe on both sides for added durability and strength**





## **ECS House Industries, Inc.**

### **Brush Assembly**

### **Robotic Welder**

### **Consistent welds**

Welds both sides of the brush to  
the rotor pipe





## **ECS House Industries, Inc.**

### **Stainless Steel Flotation Tanks**

**304L stainless steel construction**

**16 gauge thickness**

**Pressure tested**

**Filled with closed-cell foam**





## **ECS House Industries, Inc.**

### **Floatation Band Attachments**

**304L stainless steel**

**7 gauge thickness**

**Extra support gussets**

**Rubber insulator between band  
and float used to prevent  
electrolysis**



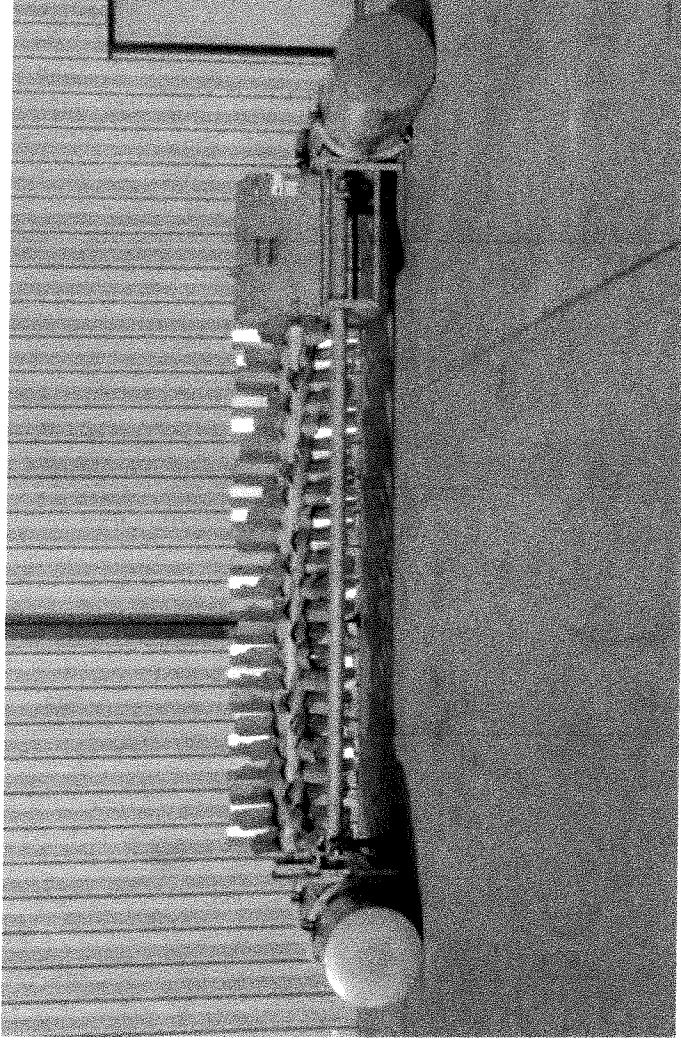


**ECS House Industries, Inc.**

**Heavy Duty, Pipe Frame**

**Schedule 40 pipe frame**

**Welded together for strength  
and durability**





**ECS House Industries, Inc.**  
**Adjustable Rotor Depth**

**Four-point, rotor depth  
adjustment to assure proper  
amperage**

**Stainless steel all-threads with  
brass nuts are adjustable. Once  
set, re-adjustment is not  
necessary**





## **ECS House Industries, Inc.**

### **Testing Facility**

**On-site test pool for oxygen transfer & mixing tests**

**Research & development on different aerators sizes and custom retro-fit designs**





# ECS House Industries, Inc.

Chad House, CEO  
ECS House Industries, Inc.

3720 Highway 1 South  
Cherry Valley, Arkansas 72324

(870) 588-3773 office  
(870) 588-4669 fax

[www.houseindustriesinc.com](http://www.houseindustriesinc.com)



# Agenda Item

# 6

DATE: February 12, 2020  
TO: Mayor Wratten and City Council Members  
FROM: Jon G. Hanken, City Manager  
SUBJECT: Ad Hoc Creek Committee Interview Panel

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**RECOMMENDED ACTION:** Council is being asked to establish an ad hoc committee to interview potential members of the City's Creek Committee

**FISCAL IMPACT:** None at this time

**BACKGROUND:** The City is advertising for members to sit on the lone Creek Committee. The City will be advertising the openings in the City's newsletter, which comes out with the sewer bills during the first week of March.

According to the lone Municipal Coded Chapter 2.62.100, the lone Creek Commission shall have the following duties and responsibilities:

- To act as an advisory body to the city council and to make recommendations to the city council regarding creek and related floodway uses, policies and ordinances;
- To make recommendations regarding programs or proposals which may facilitate public awareness, public participation, and public education with regard to safe and responsible utilization of all creeks and related floodways in the City of lone;
- To make recommendations regarding creek bank restoration and stabilization, water flow obstructions, brush abatement, creek bed buildup, litter abatement, sanitation, commercial uses, special events, licenses, permits, fees, collections, and funding;
- Recommend political action to the city council on riparian habitat measures, water runoff flows; and
- Recommend coordination of activities with other commissions, departments, or agencies, not limited to city council, planning commission, lone volunteer fire department, department of fish and game, F.E.M.A., and Mule Creek State Prison.

While the lone Municipal Code Municipal Code states that the Mayor will appoint committee members with the concurrence of Council, Mayor Wratten has asked for another Council person to serve on the interview committee with her.

**ATTACHMENTS:** None