

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

**Mayor Stacy Rhoades**

**Vice Mayor Dominic Atlan**

**Council Member Dan Epperson**

**Council Member Rodney Plamondon**

**Council Member Diane Wratten**

**DUE TO THE GOVERNOR'S EXECUTIVE ORDER N-25-20, THE CITY OF IONE WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE, WHILE THIS MEETING WILL STILL BE CONDUCTED IN-PERSON AT 1 E. MAIN STREET, WE STRONGLY ENCOURAGE THE PUBLIC TO PARTICIPATE FROM HOME BY CALLING IN USING THE FOLLOWING:**

Join Zoom Meeting

<https://zoom.us/j/2351961316?pwd=d3lWTW0zbVJLb1pONXBDOwtpZkRyUT09>

Meeting ID: 235 196 1316

Passcode: 95640

One tap mobile

+16699006833,,2351961316#,,,95640# US (San Jose)

+12532158782,,2351961316#,,,95640# US (Tacoma)

Dial by your location

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 929 205 6099 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 235 196 1316

Passcode: 95640

Find your local number: <https://zoom.us/u/aex3ZLbqgp>

**Tuesday, April 6, 2021**

**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. ROLL CALL

### B. CLOSED SESSION:

- Conference with Legal Counsel – Anticipated Litigation: Significant Exposure to Litigation Pursuant to Paragraph (2) of Subdivision (d) of Section 54956.9: Three Cases (3)

### C. PLEDGE OF ALLEGIANCE

### D. APPROVAL OF AGENDA

### E. 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 Lone 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?*

### F. PRESENTATIONS/ANNOUNCEMENTS: None

### 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: February 2, 2021 and February 16, 2021
2. Check Register – August 1, 2020 – February 28, 2021

### H. PUBLIC HEARING:

3. Introduce and Waive the First Reading by Substitution of Title Only Ordinance No. 519 – Amendment to the City of Lone Zoning Ordinance to regulate Short Term Rentals, including consideration of home shares and vacation stays in the City of Lone. Staff has determined that the proposed revision is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Title 14, Chapter 3, Section 15061(b)(3) of the California Code of Regulations.

### I. REGULAR AGENDA:

4. Presentation by Historic Preston Foundation regarding Proposed Plans for

Restoration and Repurposing of Historic Preston School of Industry – Mr. Mark Tresner, Chairman; Oral M. Custer, Ed.D., Associate Chairman; and Mindi Anderson, Director of Administration and possible Adoption of Resolution No. 2021-09 Supporting the Transfer of the Former Preston School of Industry to the Historic Preston Restoration Foundation

5. Adoption of Resolution No. 2021-10 Expressing Support for Actions to Further Strengthen Local Democracy, Authority, and Control as Related to Local Zoning and Housing Issues
  6. Approval to Advertise an Request for Proposal for City Engineer
  7. Approval to Advertise an Request for Proposal for Operation and Maintenance of Wastewater Plant and Tertiary Treatment Plant
  8. Appointment to the Park & Recreation Commission (1) and Planning Commission (1) by Mayor Rhoades and Confirmed by Council
- J. REPORTS AND COMMUNICATIONS FROM CITY MANAGER
- K. COUNCIL COMMENTS/COMMITTEE REPORTS/FUTURE AGENDA ITEMS
- L. 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.

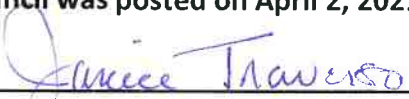
---

#### **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.

---

I, Janice Traverso, the City Clerk of the City of Lone declare under penalty of perjury that the foregoing agenda for the Tuesday, April 6, 2021 meeting of the Lone City Council was posted on April 2, 2021.

  
\_\_\_\_\_  
Janice Traverso, City Clerk, City of Lone

Item # 1

**CITY OF IONE COUNCIL MEETING MINUTES**  
**Meeting of February 2, 2021**

**DUE TO THE GOVERNOR'S EXECUTIVE ORDER N-25-20, THE CITY OF IONE  
CONDUCTED ITS MEETING VIA TELECONFERENCE. MEMBERS OF THE PUBLIC  
WERE ABLE TO PARTICIPATE BY CALLING IN USING ZOOM**

**Mayor Rhoades called meeting to order at 5:00 PM**

**A. ROLL CALL:**

Present: Stacy Rhoades, Mayor  
Dominic Atlan, Vice Mayor  
Dan Epperson, Councilmember  
Diane Wratten, Councilmember  
Vacant, Councilmember  
Staff: Lori McGraw, Interim City Manager/Finance Director  
Dave Prentice, City Attorney (Teleconference)  
Janice Traverso, City Clerk

**B. CLOSED SESSION: Mayor Rhoades convened to Closed Session to discuss the following:**

- Conference with Legal Counsel Pursuant to Government Code Section 54956.9(d)(1), Existing Litigation California Public Utilities Commission v. City of Ione

**C. DISPOSITION OF CLOSED SESSION: Council reconvened to Open Session and Mayor Rhoades announced that direction was given to staff on the following:**

- Conference with Legal Counsel Pursuant to Government Code Section 54956.9(d)(1), Existing Litigation California Public Utilities Commission v. City of Ione

**D. PLEDGE OF ALLEGIANCE:**

Mayor Rhoades led the Pledge of Allegiance.

**E. APPROVAL OF AGENDA:**

**ACTION:** It was moved by Councilmember Epperson, seconded by Councilmember Wratten and carried to approve the agenda with the removal of Item #7 "Discussion regarding the Castle Oaks Entry Sign" under Regular Agenda.

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**F. PUBLIC COMMENT:**

Mr. Andy Aguilera comments:

- Thanked the Interim City Manager and Mayor – I really liked the article in the Ledger News.
- Please look into taking the sewer money to pay for the Tertiary Plant. Former City Attorney, James Maynard commented that we are not supposed to take public funds to pay for the Golf Course.
- Dr. Oral Custer, shared a letter of interest on why he would like to serve on the City Council.
- Mr. Jim Nevin – In reply to Andy Aguilera's question, Quoting Mr. Maynard, "As of January, 2021 the entire of the cost of the Tertiary Plant will be borne entirely by CDCR and ARSA on a pro-rata basis".
- Mr. Jim Nevin - How are we doing on Mr. Atlan's request for posting the agenda on Wednesday's before the meeting—according to the Protocol Manual, agenda packets will be available on the Friday before the meeting at 2:00 p.m.
- Mr. Jim Nevin – Mr. Dave Prentice asked Mr. Nevin to send his PRR's to his office directly to eliminate the responses beyond 10 days.

**F. PRESENTATIONS/ANNOUNCEMENTS: None**

**G. CONSENT CALENDAR:**

It was moved by Councilmember Epperson, seconded by Councilmember Atlan and carried to approve the following Consent Calendar:

1. Adoption of Resolution No. 2021-02 Designating Signatures for Orders for Payment of Monies Drawn Against the City of Lone on Existing Accounts at American River Bank
2. Adoption of Resolution No. 2021-03 Designating Signatures for Orders for Payment of Monies Drawn Against the City of Lone on Existing Accounts at Wells Fargo Bank
3. Adoption of Resolution No. 2021-04 – Authorizing Investment of the City of Lone Monies in Local Agency Investment Fund
4. Adoption of Resolution No. 2021 – 05 Designating Signatures for Orders for Payment of Monies Drawn Against the City of Lone on Existing Accounts at National Financial Services, LLC (Cantella & Company, Inc.)

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**H. 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.

## **I. REGULAR AGENDA:**

5. Adoption of Resolution No. 2021-06 Establishing Compensation and Benefits for the Chief of Police Pursuant to Municipal Code Section 2.08.060(B) – It was moved by Councilmember Epperson, seconded by Councilmember Wratten and carried to adopt Resolution No. 2021-06.

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

6. Approval of Settlement Agreement with California Public Utilities Commission – Lori McGraw summarized the Settlement Agreement as follows:

- Total penalty assessed was \$10,000
- Developer has agreed to install crossing arms at the entrance to Wildflower Subdivision and has been completed
- Developer is working on the second entrance to Wildflower Subdivision
- Working with Caltrans for the permits in order to get this project completed
- Developer has paid the penalty, cost for crossing arms and the cost for the second entrance

It was moved by Councilmember Atlan, seconded by Councilmember Epperson and carried to approve the Settlement Agreement with the California Public Utilities Commission.

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

7. Discussion regarding the Castle Oaks Entry Sign – Item removed from Agenda
8. Discussion regarding the Backup Generator at Howard Park – Installation of the generator at Howard Park has been completed by the CARE Act – funding through Amador County. Since completion of the project, we have learned that there may be issues with the generator being propane rather than natural gas, which is available at the Park.

Mayor Rhoades commented that he spoke with PG&E, which said they were instructed by the City to install propane instead of gas. Propane is not allowed in the city limits of Lone, so eventually, we will be removing the propane tank and hooking the generator up to gas. Location of the generator in Howard Park is in the worst place possible—in the middle of the cow chip bingo—nicest flat grass area.

9. Discussion and Direction from Council to Proceed with Operations for Wastewater Plant – Lori McGraw commented that she will be releasing the RFP for Wastewater Services and asked for comments from the Council:
- Cost for Liability Insurance and actual costs if brought in house—both financial and regulatory
  - Consideration that most likely ARSA will not be part of the system next year

- The RFP should be written for in-house operation and contract operator

The RFP will be on a future Council agenda.

**J. REPORTS AND COMMUNICATIONS FROM CITY MANAGER:**

- Solar Field Update
- Update from Goals Meeting
- Update on Surplus Parcels

**K. COUNCIL COMMENTS/COMMITTEE REPORTS/FUTURE AGENDA ITEMS:**

**Future Agenda Items:**

- Rate Study for PG&E Street Lights
- Written Communications included on the Agenda
- Dave Prentice to look at Tertiary Plant Contract

**L. ADJOURNMENT:**

Mayor Rhoades adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Janice Traverso, City Clerk

**CITY OF IONE COUNCIL MEETING MINUTES**  
**Meeting of February 16, 2021**

**DUE TO THE GOVERNOR'S EXECUTIVE ORDER N-25-20, THE CITY OF IONE  
CONDUCTED ITS MEETING VIA TELECONFERENCE. MEMBERS OF THE PUBLIC  
WERE ABLE TO PARTICIPATE BY CALLING IN ON ZOOM**

**Mayor Rhoades called meeting to order at 5:00 PM**

**A. ROLL CALL:**

Present: Stacy Rhoades, Mayor  
Dominic Atlan, Vice Mayor  
Dan Epperson, Councilmember  
Diane Wratten, Councilmember  
Vacant, Councilmember  
Staff: Lori McGraw, Interim City Manager/Finance Director  
Sophia Meyer, City Attorney (Teleconference)  
Janice Traverso, City Clerk

**B. CLOSED SESSION: Mayor Rhoades convened meeting to Closed Session to discuss the following:**

- Public Employee Performance Evaluation – Government Code Section 54957, City Manager

**C. DISPOSITION OF CLOSED SESSION: Council reconvened to Open Session and Mayor Rhoades announced that evaluation was held:**

- Public Employee Performance Evaluation – Government Code Section 54957, City Manager

**D. PLEDGE OF ALLEGIANCE:**

Mayor Rhoades led the Pledge of Allegiance.

**E. APPROVAL OF AGENDA:**

**ACTION:** It was moved by Councilmember Epperson, seconded by Councilmember Wratten and carried to approve the agenda.

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**F. PUBLIC COMMENT:**

- Mr. Larry Rhoades commented that the Castle Oaks Sign item should never have been brought to the Planning Commission. According to Section 17.010.030 of the Zoning Code - private signs are not allowed on City property.
- Mr. Andy Aguilera commented that he is proud to have our new City Manager on board. Keep up the good work, Mayor Rhoades.



**F. PRESENTATIONS/ANNOUNCEMENTS:** None

**G. CONSENT CALENDAR:**

It was moved by Councilmember Atlan, seconded by Councilmember Wratten and carried approve the following Consent Calendar:

1. Approval of Minutes: December 15, 2020, January 5, 2021 and January 19, 2021

**H. 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.

**I. REGULAR AGENDA:**

2. Approval of Change Order of Closed Session Meetings – Mayor Rhoades has requested that when closed sessions meetings are required that they will take place prior to regularly scheduled Council meeting. Per Lone Municipal Code 2.04.050, the Mayor may determine to change the order of Closed Session for any meeting so long as the posted agenda for that meeting reflects the changed order of Closed Session (Ordinance No. 461). Closed Session meetings will begin at 5:30 p.m., except for special circumstances, when the Closed Session is anticipated to require in excess of the 30 minute time frame. This modification will allow decisions made in Closed Session to move forward into the public City Council meeting on the same evening, rather than waiting two weeks until the next City Council meeting to proceed with the matter.

There was discussion with Council on whether the Closed Session is part of the Regular Meeting started at 6:00 p.m. or Closed Session should be before the Regular Meeting as it has been done in the past. This item was tabled until the next meeting until we can gather more information:

- A copy of the previous ordinance before adoption of Ordinance No. 461
  - A survey of how other cities handle their Closed Session Meetings – before the start of the regular meeting or after the start of the regular meeting.
3. Building Inspector Update – Lori McGraw explained that the approved budget for FY20-21 Line item for wages and salaries is \$121,640. Last year, Coastland verbally agreed to modify the change for permit services to an 80/20 share split. Hourly cost for other building services continued to range from \$120-\$135 per hour. Non-inspector office administration rates were \$90.00 per hour. We have hired a part-time inspector at a rate of less than \$55.00 per hour with benefits. We also have an existing employee attending permit training courses, to assist with administration of the building department.
  4. Approval of Per Capita Grant Award Contract – Lori McGraw explained that the City applied for and was approved for funding to help construct the Depot Park by utilizing the Per Capita Grant Fund. This grant was completed in August 2020 and staff has met with volunteers working on the project to help identify the scope of the project and

how these funds will be used since then. This grant contains a 20% match of the City funds and requires that projects be completed prior to December 2023 and the project completion package be submitted to the Department's Project Officer no later than March 2024.

5. Update on Proposed Projects located on State Highways – Lori McGraw explained that the reason these projects have not moved forward is because both projects are located on State Highways, not local streets. It is up to Caltrans to determine if and when stop signs and/or crosswalks should be installed on their highway based on specific criteria. The City can continue to express their concerns with the situation to Caltrans through ACTC or other meetings. Regardless of funding status for specific project, the City cannot proceed without Caltrans approval.

**J. COUNCIL COMMENTS/COMMITTEE REPORTS/FUTURE AGENDA ITEMS:**

**Future Agenda Items:**

- Horse Arena Loan
- Pump Station and Well
- Removal of ARSA from Tertiary Plant
- Water Balance and Capital Improvement Projects
- Meeting with CDCR with regards to their Wastewater

**K. ADJOURNMENT:**

Mayor Rhoades adjourned the meeting at 7:15 p.m.

Respectfully submitted,

Janice Traverso, City Clerk

# **CHECK REGISTER FEBRUARY 2021**

**(FY 2020-2021)**

Item #2

CHECK REGISTER FEBRUARY 2021  
Check Issue Dates: 2/1/2021 - 2/28/2021

Ck #	Issue Date	Vendor	Payee	Amount	GL Account	Inv Period	Voided	Description
1932	02/04/2021	70	AFLAC	472.48	1111945211	121	No	MO. EMPLOYEE INS. CONT. 01/21
1933	02/04/2021	115	ALHAMBRA	22.26	1111946111	1220	No	DRINKING WATER
1934	02/04/2021	152	ALLSPORT AMERICA INC	25,611.00	9514508813	121	No	TENNIS COURT SURFACING INSTALL-FINAL
1935	02/04/2021	265	AMADOR COUNTY SHERIFF'S DEPT	386.33	1111706160	1220	No	MO. RIMS ACCESS FEE 12/20
1936	02/04/2021	300	AMADOR STEEL AND SUPPLY LLC	536.12	1111926190	121	No	4" SCH 40 PIPE FOR GENERATOR
1937	02/04/2021	315	AMADOR WATER AGENCY	2,665.78	8221506170	1220	No	006352-002-CASTLEOAKS MEDIAN 3
1938	02/04/2021	425	ATT MOBILITY	152.03	3111506160	1220	No	MO. CELL - VVWTF 12/20
1939	02/04/2021	540	BENEFIT COORDINATORS CORPORA	721.90	9670505223	221	No	LIFE INSURANCE & AD&D BENEFITS-FEB 2021
1940	02/10/2021	560	BENNETT, JAMES	.00	1111756190	121	Yes	REIMB-PORTABLE RADI HANDI TALKIE
1941	02/04/2021	575	BIG VALLEY FORD	810.00	1111706202	1120	No	POLICE EXPLORER TRANSMISSION PROBLEM
1942	02/04/2021	633	BROSZ, KENNA	280.14	1111946190	121	No	REIMBURSE VACUUM FOR CITY HALL
1943	02/04/2021	732	CAL.NET INC	414.74	1111946165	121	No	INTERNET SERVICE AT EB HALL-JAN 21
1944	02/04/2021	875	CARBON COPY INC.	554.17	1111706111	121	No	COPY EXPENSE-POLICE JAN20
1945	02/04/2021	905	CASELLE INC.	1,651.00	1111946166	221	No	CONTRACT SUPPORT/MAINT-FEB 2021
1946	02/04/2021	1220	DE LAGE LANDEN INC.	340.49	3111506220	221	No	MONTHLY COPIER LEASE 02/21
1947	02/04/2021	1225	DE NOVO PLANNING GROUP INC.	21,372.50	1111806213	1220	No	PLANNING SERV-POLITI VARIANCE DEC 20
1948	02/04/2021	1375	ECO URBAN DESIGNS INC.	5,186.00	8221506190	121	No	LANDSCAPE MAINT-CO GOLF COURSE 01/21
1949	02/04/2021	1855	HASA	1,521.29	1111926191	121	No	BULK MULTI-CHLOR FOR POOL
1950	02/04/2021	1950	HUNT & SONS INC.	2,333.30	3111506201	121	No	FUEL-SEWER DEPT
1951	02/04/2021	1970	IC GROUP	370.62	3111506111	121	No	2K LASER CKS
1952	02/04/2021	2005	IONE ACE HARDWARE	1,439.57	1111756190	121	No	FIRE-BATTERIES, PIPE, WIRE SPOOL
1953	02/04/2021	2050	IONE PLAZA MARKET	20.00	3111506111	221	No	REFRESHMENTS FOR UB VOLUNTEERS
1954	02/04/2021	2071	IW SOLAR LLC	5,137.68	3131506170	121	No	SOLAR PRODUCED- TERTIARY PLANT JAN 21
1955	02/04/2021	2305	LEAGUE OF CALIFORNIA CITIES	100.00	1111656240	121	No	2021 MEMBERSHIP DUES-MCGRAW
1956	02/04/2021	2310	LEDGER DISPATCH	648.66	1111946150	1220	No	ADVERTISING-TREASURER
1957	02/04/2021	2375	LIFE- ASSIST INC	624.00	1111756119	121	No	2 SETS - HEART START SMART PADS
1958	02/04/2021	2442	LOPEZ, JUAN	600.00	1111444421	121	No	REFUND DEPOSIT FOR EB HALL DUE TO COVID
1959	02/04/2021	2635	MISSION IT SOLUTIONS INC.	2,739.24	1111946165	221	No	BACKUP SUBSC W/ 2000GB CLOUD
1960	02/04/2021	2676	MOTHERLODE APPLIANCE REPAIR	256.20	1111756190	820	No	DIAGNOSIS/REPAIR FIRE STATION 2 COOLER
1961	02/04/2021	2775	NORTHERN CALIF CITIES SELF INS	23,018.75	3111505219	221	No	WORKERS COMP-3RD QTR FY 20-21
1962	02/04/2021	2825	O'REILLY AUTO PARTS	.00	1111756203	121	Yes	COPPER PLUG
1963	02/04/2021	2910	PERC WATER INC.	32,370.90	3131506222	121	No	TERTIARY OPERATIONS 1/21
1964	02/04/2021	2930	PG & E	7,676.74	1111926170	121	No	7090487111-1 DEPOT PARK
1965	02/04/2021	2950	PINNACLE ALARM	105.00	1111946165	221	No	ALARM MONITORING 1/1/21-3/31/21
1966	02/04/2021	2990	PREFERRED BENEFIT	2,488.60	1111805222	121	No	VISION-PLANNING
1967	02/04/2021	3048	QUADRIENT LEASING, USA INC.	493.90	1111946220	121	No	POSTAGE MACHINE LEASE
1968	02/04/2021	3055	RADAR SHOP, THE	653.50	1111706203	221	No	RECERTIFIED RADAR UNITS
1969	02/04/2021	3145	RIEBES AUTO PARTS	18.23	2111506203	221	No	H6054 BX
1970	02/04/2021	3470	SIMMONS LANDSCAPE COMPANY	2,900.00	8221506190	1220	No	LANDSCAPE MAINT-CASTLE OAKS DR-DEC 20
1971	02/04/2021	3570	STAPLES BUSINESS CREDIT	264.22	1111706111	1220	No	OFFICE SUPPLIES
1972	02/04/2021	3680	SUTTER CREEK FIRE PROTECTION D	300.44	1111706190	121	No	FOLDING TABLES PURCHASED PUBLIC SURPLUS
1973	02/04/2021	3810	TOMMY'S GARAGE	239.72	1111706202	121	No	SEAT BELT EXTENSION
1974	02/04/2021	3950	USA NORTH 811	349.82	3111506240	121	No	2021 MEMBERSHIP FEE PLUS UNIQUE BILLABLE TICKET FEE

City of Ione

CHECK REGISTER FEBRUARY 2021  
Check Issue Dates: 2/1/2021 - 2/28/2021

Ck #	Issue Date	Vendor	Payee	Amount	GL Account	Inv Period	Voided	Description
1975	02/04/2021	3978	VIKING POOL MAINTENANCE	1,700.00	1111926191	121	No	POOL MAINTENANCE-JAN 2021
1976	02/04/2021	4000	VOLCANO VISION INC	477.46	3131506160	221	No	ACCT. 22741058 02/21
1977	02/04/2021	4047	WAXIE SANITARY SUPPLY	357.73	1111756190	1220	No	DISINFECTANT CLEANER
1978	02/04/2021	4117	WILLMON, KAS	81.40	9999001190	121	No	SEWER AC 2017.01 OVERPMT
1979	02/05/2021	265	AMADOR COUNTY SHERIFF'S DEPT	38,715.73	1111706220	1220	No	DISPATCH SERV. FY 20-21 2ND QTR
1980	02/05/2021	1005	CITY OF IONE	100,000.00	9999001030	221	No	TRANS FUNDS FROM ARB TO WF 1533039788
1981	02/18/2021	1005	CITY OF IONE	200,000.00	1111494949	221	No	TRANS FUNDS FROM ARB TO WF 1533039788
Grand Totals:				50	489,179.64			

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Report Criteria:

Report type: Summary

Check Type = {<>} "Adjustment"

# **CHECK REGISTER JANUARY 2021**

**(FY 2020-2021)**

## CHECK REGISTER JANUARY 2021

Check Issue Dates: 1/1/2021 - 1/31/2021

Ck #	Issue Date	Vendor	Payee	Amount	GL Account	Inv. Prd.	Voided	Description
1882	01/12/2021	10	8X8 INC.	778.84	3111506160	121	No	VOLP PHONE SERV SW DEC-JAN 21
1883	01/12/2021	30	ACES	282.49	1111926190	121	No	HOWARD PK BIN-01/21
1884	01/12/2021	220	AMADOR COUNTY ENVIRONMENTAL	319.00	3131506190	121	No	CASTLE OAKS WATER RECLAMATION PLANT-2021
1885	01/12/2021	335	AMERICAN RIVER BANK SHARES	4,692.12	1111929211	121	No	COMMERCIAL MOWER INTEREST PAYMENT-FINAL
1886	01/12/2021	377	APPLIED CONCEPTS INC	4,770.23	1111708814	820	No	VEHICLE RADAR UNITS FOR 2 NEW VEHICLES
1887	01/12/2021	399	ARNOLD, ELIZABETH	40.70	9999001190	1220	No	SEWER ACCT 2284 OVERPMT
1888	01/12/2021	400	ARNOLD, JEFF	43.66	1111706190	1220	No	REIMB PHARMACY
1889	01/12/2021	420	AT&T CALNET 3	1,578.16	1111946160	1220	No	MO. PHONE SERV. BAN:9391064373
1890	01/12/2021	535	BEELE TRACTOR COMPANY	26.60	1111926203	1220	No	LAWN MOWER MAINT LESS CREDIT PER STMT
1891	01/12/2021	537	BEHAVIORAL ANALYSIS TRAINING IN	481.00	1111706122	720	No	INVESTIGATIVE INTERVIEW/INTERROGATION COURSE
1892	01/12/2021	626	BOYLE, CATHY	700.00	1111706120	820	No	SEXUAL ASSAULT SERVICES
1893	01/12/2021	875	CARBON COPY INC.	13.65	1111706111	1220	No	COPY EXPENSE-DEC 20
1894	01/12/2021	895	CASCADE FIRE EQUIPMENT CO	177.79	1111756130	121	No	SPANNER & WRENCH HOLDER
1895	01/12/2021	905	CASELLE INC.	1,651.00	1111946166	121	No	CONTRACT SUPPORT/MAINT-JAN 2021
1896	01/12/2021	1005	CITY OF IONE	100,000.00	9999001030	121	No	TRANS FUNDS FROM ARB TO WF 1533039788
1897	01/12/2021	1035	COASTLAND CIVIL ENGINEERING IN	156,374.47	1111856212	1120	No	864459-FIXED FEE PLAN REVIEW AT 80%
1898	01/12/2021	1037	CODE 3 WEAR	1,205.21	1111706140	820	No	POLICE DEPT UNIFORMS & PATCHES
1899	01/12/2021	1220	DE LAGE LANDEN INC.	340.49	3111506220	121	No	MONTHLY COPIER LEASE 01/21
1900	01/12/2021	1225	DE NOVO PLANNING GROUP INC.	24,687.50	1111806213	1120	No	PLANNING SERV-POLITI VARIANCE NOV 20
1901	01/12/2021	1355	EASTON'S SERVICE AND REPAIR	218.03	1111926203	1220	No	TRACTOR REPAIRS-HYD CONTROL LEVER BOOT
1902	01/12/2021	1500	FERGUSON ENT INC. #686	69.50	1111926190	1220	No	CLST KIT 1.6
1903	01/12/2021	1545	FIRST SECURITY FINANCE INC.	3,494.32	9511509211	121	No	IONE-CA-2008-1 INT.-01/21
1904	01/12/2021	1615	GALT PIPE COMPANY	401.50	1111926190	1220	No	PVC PIPE, COUPLER, FLANGE PACK
1905	01/12/2021	1920	HI-TECH E V S INC	563.77	1111756190	121	No	ALUM LADDER-24 FT LESS CREDIT
1906	01/12/2021	1950	HUNT & SONS INC.	1,475.90	1111926201	1220	No	DIESEL FUEL #2
1907	01/12/2021	2005	IONE ACE HARDWARE	410.08	1111756190	1220	No	FIRE-LOCK BOX (JOSES)
1908	01/12/2021	2015	IONE BUSINESS AND COMMUNITY A	35.00	1111606240	121	No	2021 MEMBERSHIP
1909	01/12/2021	2040	IONE PHARMACY	129.27	1111756119	1220	No	THERMOMETER PROBE COVERS
1910	01/12/2021	2050	IONE PLAZA MARKET	40.00	3111506111	121	No	DONUTS FOR VOLUNTEERS
1911	01/12/2021	2071	IW SOLAR LLC	5,473.29	3111506170	1220	No	SOLAR PRODUCED-VWTP DEC 20
1912	01/12/2021	2175	KAMPS PROPANE INC	1,690.35	1111926170	1220	No	GENERATOR PROPANE (GRANT REIMB)
1913	01/12/2021	2485	MACKEY, KEN	79.02	1111756190	1220	No	REIMB-DISINTECTANT (COVID)
1914	01/12/2021	2570	MECKS-WESTERN BUYERS LLC	60.66	1111756130	1220	No	POWER STRIP, OUTLET ADAPTOR
1915	01/12/2021	2925	PETTY CASH	87.57	1111946111	1220	No	PLANNING-GRANT POSTAGE
1916	01/12/2021	2930	PG & E	7,285.17	1111926170	1220	No	1493085298-4-CITY YARD
1917	01/12/2021	3025	PRO FORCE LAW ENFORCEMENT	814.70	1111706119	121	No	CARTRIDGES
1918	01/12/2021	3145	RIEBES AUTO PARTS	43.10	1111756202	1220	No	VEHICLE MAINT
1919	01/12/2021	3193	ROGERS, LINDA	40.70	9999001190	1220	No	REFUND SEWER PMT-AC 2251 (HOME SOLD)
1920	01/12/2021	3315	SANDY GULCH SIGN COMPANY	237.62	1111926190	1220	No	SODIUM VAPOR BULB
1921	01/12/2021	3470	SIMMONS LANDSCAPE COMPANY	120.60	8221506190	1120	No	CASTLE OAKS VILLAGE 1 BROKEN WATER LINE
1922	01/12/2021	3570	STAPLES BUSINESS CREDIT	175.62	1111946111	1220	No	GENERAL OFFICE SUPPLIES
1923	01/12/2021	3560	STAPLES CREDIT PLAN - 074	3,982.42	1111756111	1220	No	IPADS (2), AIR SPACE (COVID REIMBURSABLE)
1924	01/12/2021	3810	TOMMY'S GARAGE	210.74	1111926202	121	No	BATTERY REPLACEMENT

City of Ione

CHECK REGISTER JANUARY 2021  
Check Issue Dates: 1/1/2021 - 1/31/2021

Ck #	Issue Date	Vendor	Payee	Amount	GL Account	Inv. Prd.	Voided	Description
1925	01/12/2021	3813	TOOMBS, PATRICIA	40.70	9999001190	1220	No	REFUND SEWER PMT-AC 1328
1926	01/12/2021	3817	TOUCH FREE EXPRESS CAR WASH	150.00	1111706202	1220	No	POLICE VEHICLE CAR WASH-MONTHLY DEC 20
1927	01/12/2021	3978	VIKING POOL MAINTENANCE	1,774.35	1111926191	1220	No	POOL MAINTENANCE-DEC 2020
1928	01/12/2021	3996	VITALANT	250.00	1111001119	1320	No	REFUND BLOODSOURCE EB HALL DEPOSIT (2/26/20)
1929	01/12/2021	4000	VOLCANO VISION INC	477.46	3131506160	121	No	ACCT. 22741705 01/21
1931	01/19/2021	3404	SHORT CIRCUIT ELECTRIC INC.	73,376.70	1111948814	121	No	EB HALL GENERATOR (CARES FUNDS AMADOR COUNTY)
Grand Totals:				49	401,351.05			

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Report Criteria:

Report type: Summary

Check Type = {<>} "Adjustment"



**CHECK  
REGISTER  
DECEMBER  
2020**

**(FY 2020-2021)**

CHECK REGISTER DECEMBER 2020  
Check Issue Dates: 12/1/2020 - 12/31/2020

Ck #	Issue Date	Vendor	Payee	Amount	Inv. Period	Voided	Void Date	Description
1815	12/17/2020	10	8X8 INC.	771.94	1220	No		VOLP PHONE SERV SW DEC-JAN 20
1816	12/17/2020	25	ABC PLUMBING HEATING & AIR CON	1,181.25	1220	No		HYDRO JET TO LOCATE PROBLEM-MAIN STREET
1817	12/17/2020	30	ACES	410.78	1220	No		HOWARD PK BIN-12/20
1818	12/17/2020	175	AMADOR CO TRANSPORTATION CO	151,170.00	1120	No		REGIONAL TRAFFIC MITIGATION FEES FY 19-20
1819	12/17/2020	255	AMADOR COUNTY REGISTRAR OF V	4,206.56	1120	No		2020 GENERAL ELECTION COSTS
1820	12/17/2020	315	AMADOR WATER AGENCY	4,280.45	1220	No		006352-002-CASTLEOAKS MEDIAN 3
1821	12/17/2020	420	AT&T CALNET 3	1,571.07	1120	No		MO. PHONE SERV. BAN:9391064373
1822	12/17/2020	425	ATT MOBILITY	149.93	1220	No		MO. CELL - WWTF 12/20
1823	12/17/2020	580	BIG VALLEY PRINTING	757.79	1220	No		10K ENVELOPES
1824	12/17/2020	582	BIG VALLEY TRACTOR	106.00	1120	No		FILTER ASSY
1825	12/17/2020	595	BLACKBAUD INC	3,337.73	1220	No		FINANCE EDGE SYSTEM MAINT-JAN-MAR 2021
1826	12/17/2020	875	CARBON COPY INC.	651.35	1120	No		TONER FOR COPIER
1827	12/17/2020	1220	DE LAGE LANDEN INC.	357.52	1220	No		MONTHLY COPIER LEASE 12/20
1828	12/17/2020	1255	DEPARTMENT OF JUSTICE	93.00	1220	No		FINGER PRINTS CCW
1829	12/17/2020	1335	DOOR CRAFT	185.00	1120	No		REPLACE DRUMS, CABLE ON DOOR
1830	12/17/2020	1355	EASTON'S SERVICE AND REPAIR	4,314.96	1220	No		SWEEPER REPAIRS
1831	12/17/2020	1375	ECO URBAN DESIGNS INC.	7,404.00	1020	No		CONSULT/TESTING TERTIARY 10/20
1832	12/17/2020	1460	FASSTENAL COMPANY	54.03	1220	No		SAFETY VESTS
1833	12/17/2020	1500	FERGUSON ENT INC. #686	8.47	1120	No		SMALL TOOL
1834	12/17/2020	1545	FIRST SECURITY FINANCE INC.	3,494.32	1220	No		IONE-CA-2008-1 INT.-12/20
1835	12/17/2020	1610	GALLS LLC - DBA BLUMENTHAL UNI	363.10	1120	No		UNIFORM-SHIRT, BOOTS, PIN
1836	12/17/2020	1615	GALT PIPE COMPANY	415.26	1120	No		COUPLERS, PIPE FOR BASEBALL FIELD
1837	12/17/2020	1920	HI-TECH E V S INC	261.80	1020	No		SHIPPING
1838	12/17/2020	1950	HUNT & SONS INC.	748.81	1120	No		HUNT FUEL - SEWER DEPT.
1839	12/17/2020	2005	IONE ACE HARDWARE	615.00	1120	No		FLASH LIGHT
1840	12/17/2020	2071	IW SOLAR LLC	6,311.29	1120	No		SOLAR PRODUCED-WWTP NOV 20
1841	12/17/2020	2105	JACKSON TIRE SERVICE INC	117.95	1220	No		GOODYEAR TRAILRUNNER
1842	12/17/2020	2310	LEDGER DISPATCH	208.32	1220	No		NOTICE-BRIDGE AT GOLF COURSE ORDINANCE
1843	12/17/2020	2570	MEEEKS-WESTERN BUYERS LLC	35.00	1220	No		POWER OUTLET, ADAPTOR
1844	12/17/2020	2910	PERC WATER INC.	32,370.90	1220	No		TERTIARY OPERATIONS 11/20
1845	12/17/2020	2930	PG & E	3,785.04	1220	No		7090487111-1 DEPOT PARK
1846	12/17/2020	2950	PINNACLE ALARM	105.00	1120	No		QTRLY ALARM MONITORING 10/1-12/31/20
1847	12/17/2020	2990	PREFERRED BENEFIT	4,818.80	1220	No		VISION-PLANNING
1848	12/17/2020	2996	PRENTICE LONG PC	7,572.24	1120	No		LEGAL SERVICES-TREASURER OPTIONS
1849	12/17/2020	3145	RIEBES AUTO PARTS	66.45	1220	No		TIE DOWN
1850	12/17/2020	3425	SIERRA JANITORIAL SUPPLY	88.78	1120	No		SOAP & SPRAYER
1851	12/17/2020	3470	SIMMONS LANDSCAPE COMPANY	2,900.00	1120	No		CASTLE OAKS DR MAINT CONTRACT
1852	12/17/2020	3570	STAPLES BUSINESS CREDIT	464.17	1120	No		OFFICE SUPPLIES
1853	12/17/2020	4000	VOLCANO VISION INC	477.46	1220	No		ACCT. 22741058 12/20
1854	12/17/2020	4050	WEATHERBY-REYNOLDS-FRITSON	368.75	1020	No		TRAIN DEPOT ENGINEER SERV OCT 20
1855	12/21/2020	1005	CITY OF IONE	100,000.00	1220	No		TRANS FUNDS FROM ARB TO WF 1533039788
1856	12/29/2020	10	8X8 INC.	772.69	1120	No		VOLP PHONE SERV SW OCT-NOV 20
1857	12/29/2020	70	AFLAC	472.48	1220	No		MO. EMPLOYEE INS. CONT. 12/20

CHECK REGISTER DECEMBER 2020  
Check Issue Dates: 12/1/2020 - 12/31/2020

Ck #	Issue Date	Vendor	Payee	Amount	Inv. Period	Voided	Void Date	Description
1858	12/29/2020	115	ALHAMBRA	111.73	1220	No		MO. WATER SERV-12/20
1859	12/29/2020	265	AMADOR COUNTY SHERIFF'S DEPT	918.47	1120	No		MO. RIMS ACCESS FEE 11/20
1860	12/29/2020	280	AMADOR LEDGER PRINT	193.95	1220	No		BUSINESS CARDS-SGROI/ARNOLD
1861	12/29/2020	875	CARBON COPY INC.	155.59	1220	No		COPY EXPENSE-DEC 20
1862	12/29/2020	895	CASCADE FIRE EQUIPMENT CO	777.95	1220	No		STRAINER, LOW-FLOW
1863	12/29/2020	1112	CORTOPASSI, DAVID	229.30	1220	No		REFUND SEWER ACCT 1908.01 OVERPMT
1864	12/29/2020	241	CRITICAL REACH INC	200.00	1220	No		APB NET ANNUAL SUPPORT FEES-2021
1865	12/29/2020	1255	DEPARTMENT OF JUSTICE	375.00	1120	No		FINGER PRINTS
1866	12/29/2020	1405	ELLISON SCHNEIDER HARRIS & DON	9,652.50	1120	No		IONE ENERGY -LEGAL CPUD WILDFLOWER
1867	12/29/2020	1415	EMPIRE INSIGNIAS	635.00	1120	No		POLICE SHOULDER PATCHES
1868	12/29/2020	1815	GUY'S SAW CENTER	64.95	1220	No		CHAINSAW REPAIR
1869	12/29/2020	1950	HUNT & SONS INC.	959.69	1220	No		HUNT FUEL - SEWER DEPT.
1870	12/29/2020	2040	IONE PHARMACY	27.47	1220	No		PULSE OXIMETER
1871	12/29/2020	4205	IONE PICNIC ASSOCIATION	1,199.00	1320	No		REFUND IONE PICNIC INSUR PMT CANCELLED
1872	12/29/2020	2570	MEEKS-WESTERN BUYERS LLC	60.66	1120	No		DRY ERASE BOARD 4X8
1873	12/29/2020	2635	MISSION IT SOLUTIONS INC.	997.00	1220	No		BACKUP SUBSC W/ 2000GB CLOUD
1874	12/29/2020	2640	MODESTO POLICE DEPARTMENT	50.00	1120	No		BASIC TRAFFIC COURSE
1875	12/29/2020	2700	MUNICODE	900.00	1020	No		ONLINE CODE HOSTINGS
1876	12/29/2020	2910	PERC WATER INC.	32,370.90	1120	No		TERTIARY OPERATIONS 11/20
1877	12/29/2020	3405	SHRED CITY	125.00	1120	No		2-BIN SHREDDING SERVICE
1878	12/29/2020	3425	SIERRA JANITORIAL SUPPLY	35.15	1220	No		PAPER TOWELS
1879	12/29/2020	3705	SWRCB	26,058.00	1120	No		ANNUAL PERMIT-FACILITY #5SSO10894
1880	12/29/2020	3810	TOMMY'S GARAGE	326.60	1220	No		LUBE, OIL FILTER CHG
1881	12/29/2020	3978	VIKING POOL MAINTENANCE	1,860.10	1120	No		POOL MAINTENANCE-NOV 2020
Grand Totals:				67	426,129.45			

# **CHECK REGISTER NOVEMBER 2020**

**(FY 2020-2021)**

CHECK REGISTER NOVEMBER 2020  
Check Issue Dates: 11/1/2020 - 11/30/2020

Ck #	Issue Date	Vendor	Payee	Amount	Inv. Period	Voided	Void Date	Description
1732	11/03/2020	55	ADVENTIST HEALTH LODI MEMORIAL	194.00	920	No		REQUIRED PHYSICAL-FIRE EMPLOYEE
1733	11/03/2020	70	AFLAC	708.72	1020	No		MO. EMPLOYEE INS. CONT. 10/20
1734	11/03/2020	115	ALHAMBRA	50.36	1020	No		MO. WATER SERV-9/20
1735	11/03/2020	152	ALLSPORT AMERICA INC	25,611.00	1020	No		TENNIS COURT FENCING-10% OF CONTRACT
1736	11/03/2020	265	AMADOR COUNTY SHERIFF'S DEPT	336.80	920	No		MO. RIMS ACCESS FEE 8/20
1737	11/03/2020	315	AMADOR WATER AGENCY	6,150.14	1020	No		006352-002-CASTLEOAKS MEDIAN 3
1738	11/03/2020	420	AT&T CALNET 3	1,296.10	920	No		MO. PHONE SERV. BAN:9391037282 9/20
1739	11/03/2020	425	ATT MOBILITY	197.91	1020	No		MO. CELL - WWTF 10/20
1740	11/03/2020	535	BEELER TRACTOR COMPANY	612.74	1020	No		WHEEL ASSY-TRACTOR
1741	11/03/2020	540	BENEFIT COORDINATORS CORPORA	819.60	1120	No		TERTIARY-LIFE, AD&D
1742	11/03/2020	875	CARBON COPY INC.	211.71	1020	No		COPY EXPENSE -590095 OCT 20
1743	11/03/2020	895	CASCADE FIRE EQUIPMENT CO	16,658.15	1020	No		SAFETY CLOTHING PAID FOR BY FUND RAISER
1744	11/03/2020	905	CASELLE INC.	2,890.00	1120	No		CONTRACT SUPPORT/MAINT-NOV 2020
1745	11/03/2020	1220	DE LAGE LANDEN INC.	340.49	1020	No		MONTHLY COPIER LEASE 10/20
1746	11/03/2020	1260	DEPARTMENT OF MOTOR VEHICLES	27.00	1020	No		REGISTRATION -LIC SE685920
1747	11/03/2020	1698	GOMEZ, BEN & MAYRA	122.10	1020	No		SEWER RENTAL DEPOSIT-AC#1350.01
1748	11/03/2020	1920	HI-TECH E V S INC	215.93	1020	No		SEALS, GASKETS
1749	11/03/2020	1950	HUNT & SONS INC.	1,013.02	1020	No		HUNT FUEL - SEWER DEPT.
1750	11/03/2020	2005	IONE ACE HARDWARE	279.50	1020	No		PARKS-PIPE, COUPLERS, ADAPTOR
1751	11/03/2020	2040	IONE PHARMACY	209.97	1020	No		GLUCOSE METER, TEST STRIP
1752	11/03/2020	2071	IW SOLAR LLC	17,031.38	920	No		SOLAR PRODUCED-WWTP SEP 20
1753	11/03/2020	2105	JACKSON TIRE SERVICE INC	98.00	1020	No		TIRE ROTATION
1754	11/03/2020	2375	LIFE- ASSIST INC	111.74	1320	No		EXAM GLOVES-COVID 19
1755	11/03/2020	2485	MACKEY, KEN	25.84	1020	No		REIMB AIR HOSE BOUGHT AT HARBOR FREIGHT
1756	11/03/2020	2570	MECKS-WESTERN BUYERS LLC	30.33	1020	No		DRY ERASE BOARD 4X8
1757	11/03/2020	2635	MISSION IT SOLUTIONS INC.	1,086.33	1320	No		MONTHLY MAINT INCREASE 6/20
1758	11/03/2020	2775	NORTHERN CALIF CITIES SELF INS	28,018.75	1020	No		WORKERS COMP-2ND QTR FY 20-21
1759	11/03/2020	2910	PERC WATER INC.	32,370.90	1020	No		TERTIARY OPERATIONS 10/20
1760	11/03/2020	2930	PG & E	9,759.55	1020	No		7090487111-1 DEPOT PARK
1761	11/03/2020	2990	PREFERRED BENEFIT	2,562.20	1020	No		VISION-PLANNING
1762	11/03/2020	3103	REEDER, CHRIS	703.10	1020	No		REIMB HOTEL FOR CLASS ATTENDED 9/27-10/2/20
1763	11/03/2020	3145	RIEBES AUTO PARTS	701.93	1020	No		BATTERY, CORE DEPOSIT
1764	11/03/2020	3315	SANDY GULCH SIGN COMPANY	360.55	1020	No		REPLACE BULBS, PHOTO SWITCH-VARIOUS POLE LIGHTS
1765	11/03/2020	3425	SIERRA JANITORIAL SUPPLY	51.72	1020	No		COTTON TOWELS
1766	11/03/2020	3470	SIMMONS LANDSCAPE COMPANY	2,900.00	1020	No		CASTLE OAKS DR MAINT CONTRACT
1767	11/03/2020	3810	TOMMY'S GARAGE	1,210.82	1020	No		LUBE, OIL FILTER CHG
1768	11/03/2020	3978	VIKING POOL MAINTENANCE	2,467.75	920	No		POOL MAINTENANCE-SEP 2020
1769	11/03/2020	4000	VOLCANO VISION INC	12.95	1120	No		ACCT. 22741058 11/20
1770	11/03/2020	4105	WILBUR-ELLIS COMPANY	6,320.99	1020	No		ROUNDUP PROMAX
1771	11/03/2020	4183	ZAP MANUFACTURING INC	662.73	1020	No		MULTIPLE STREET SIGNS
1772	11/23/2020	10	8X8 INC.	772.69	1020	No		VOLP PHONE SERV SW OCT-NOV 20
1773	11/23/2020	25	ABC PLUMBING HEATING & AIR CON	843.75	1120	No		CLEAR BLOCKAGE IN STREET MAIN
1774	11/23/2020	30	ACES	11.08	1020	No		FIRE DEPT DISPOSAL

CHECK REGISTER NOVEMBER 2020  
Check Issue Dates: 11/1/2020 - 11/30/2020

Ck #	Issue Date	Vendor	Payee	Amount	Inv. Period	Voided	Void Date	Description
1775	11/23/2020	70	AFLAC	472.48	1120	No		MO. EMPLOYEE INS. CONT. 11/20
1776	11/23/2020	265	AMADOR COUNTY SHERIFF'S DEPT	34,723.35	1020	No		DISPATCH SERV. FY 20-21 1ST QTR
1777	11/23/2020	315	AMADOR WATER AGENCY	5,611.44	1120	No		006352-002-CASTLEOAKS MEDIAN 3
1778	11/23/2020	420	AT&T CALNET 3	1,583.94	1020	No		MO. PHONE SERV. BAN:9391064373
1779	11/23/2020	425	ATT MOBILITY	152.91	1120	No		MO. CELL - WWTF 11/20
1780	11/23/2020	582	BIG VALLEY TRACTOR	24.21	1120	No		ASSY ELEMENT, O RING
1781	11/23/2020	627	BOZZIE, CHERYL	276.00	1120	No		PERMIT FOR CARPORT MUST GO THROUGH STATE, NOT CITY
1782	11/23/2020	750	CALIF DEPT OF TAX AND FEE ADMINI	141.96	1120	No		USE TAX - 2019 ACCT 102-178493
1783	11/23/2020	800	CALIFORNIA OVERHEAD DOOR INC	1,000.00	820	No		DOUBLE SPRING CHANGE
1784	11/23/2020	895	CASCADE FIRE EQUIPMENT CO	11,626.23	1020	No		SAFETY CLOTHING PAID FOR BY FUND RAISER
1785	11/23/2020	975	CENTRAL VALLEY TOXICOLOGY INC	63.00	1020	No		TOXICOLOGY SCREEN-CVT-20-9295
1786	11/23/2020	1005	CITY OF IONE	100,000.00	1120	No		TRANS FUNDS FROM ARB TO WF 1533039788
1787	11/23/2020	1220	DE LAGE LANDEN INC.	357.52	1120	No		MONTHLY COPIER LEASE 11/20
1788	11/23/2020	1355	EASTON'S SERVICE AND REPAIR	2,100.99	1120	No		REPLACED BROOM ON SWEEPER
1789	11/23/2020	1410	EMERGENCY SERVICES MARKETING	660.00	1020	No		IAMRESPONDING COM-YR 4 OF 5 YR SERVICE 2021
1790	11/23/2020	1545	FIRST SECURITY FINANCE INC.	3,494.32	1120	No		IONE-CA-2008-1 INT.-11/20
1791	11/23/2020	1615	GALT PIPE COMPANY	1,110.49	920	No		PIPE & FITTINGS FOR BASEBALL PARK
1792	11/23/2020	1662	GILMORE HEATING & AIR	111.00	1120	No		PARTIAL REFUND HVAC PERMIT #1164
1793	11/23/2020	1795	GRIFF'S ELECTRIC	190.00	1120	No		FIXED OFFICE OUTLETS
1794	11/23/2020	1862	HARRY BUNFILL URETHANE ROOFIN	97,650.00	1120	No		URETHANE FOAM ROOFING FOR EB HALL
1795	11/23/2020	1890	HERFEL, HUGH	1,233.65	1120	No		IONE ROTARY-PHOTOS
1796	11/23/2020	1920	HI-TECH E V S INC	4,311.54	1020	No		PUMP REPAIR (PAID WITH CAL FIRE REIMB)
1797	11/23/2020	1950	HUNT & SONS INC.	1,459.15	1120	No		HUNT FUEL - SEWER DEPT.
1798	11/23/2020	2040	IONE PHARMACY	121.50	1120	No		LDR PULSE OXIMETER
1799	11/23/2020	2071	IW SOLAR LLC	7,290.00	1020	No		SOLAR PRODUCED-WWTP OCT 20
1800	11/23/2020	2105	JACKSON TIRE SERVICE INC	1,502.13	1120	No		LUBE, OIL, FILTER
1801	11/23/2020	2470	MACHINEDUDE	215.00	1120	No		SERVICE FOLDING MACHINE
1802	11/23/2020	2485	MACKEY, KEN	50.00	1120	No		REIMB FOOTHILL FIRE EXT-TAMPER SEALS
1803	11/23/2020	2635	MISSION IT SOLUTIONS INC.	997.00	1120	No		BACKUP SUBSC W/ 2000GB CLOUD
1804	11/23/2020	2930	PG & E	7,615.09	1120	No		7090487111-1 DEPOT PARK
1805	11/23/2020	2996	PRENTICE LONG PC	7,192.27	1120	No		STAFF RECRUITING
1806	11/23/2020	3048	QUADIENT LEASING, USA INC.	493.90	1120	No		POSTAGE MACHINE LEASE
1807	11/23/2020	3145	RIEBES AUTO PARTS	98.30	1120	No		ALL SEASON BLADE
1808	11/23/2020	3425	SIERRA JANITORIAL SUPPLY	854.57	1120	No		BATH TISSUE, TOWELS, CLEANSER REFILL
1809	11/23/2020	3570	STAPLES BUSINESS CREDIT	406.64	1020	No		GENERAL OFFICE SUPPLIES
1810	11/23/2020	3810	TOMMY'S GARAGE	2,426.70	1120	No		REPLACE WATER PUMP, TIMING CHAIN, GASKETS, SEALS
1811	11/23/2020	3870	U.S. BANK	1,724.32	1120	No		ADOBE-RECURRING
1812	11/23/2020	3978	VIKING POOL MAINTENANCE	1,747.41	1120	No		POOL MAINTENANCE-OCT 2020
1813	11/23/2020	3997	VIVINT SOLAR DEVELOPER LLC	85.00	1120	No		BLDG PERMIT #531 PARTIAL REFUND
1814	11/23/2020	4050	WEATHERBY-REYNOLDS-FRITSON	1,192.50	920	No		TRAIN DEPOT ENGINEER SERVICES DRAWINGS - MARKUP, DEV & REVIEW, CAD

**CHECK  
REGISTER  
OCTOBER  
2020**

**(FY 2020-2021)**

CHECK REGISTER OCTOBER 2020  
Check Issue Dates: 10/1/2020 - 10/31/2020

Ck #	Issue Date	Vendor	Payee	Amount	Inv. Period	Voided	Void Date	Description
1668	10/12/2020	1005	CITY OF IONE	100,000.00	1020	No		TRANS FUNDS FROM ARB TO WF 1533039788
1669	10/12/2020	1225	DE NOVO PLANNING GROUP INC.	9,092.50	720	No		PLANNING SERVICES JUL 2020
1670	10/12/2020	10	8X8 INC.	772.69	920	No		VOLP PHONE SERV SW 9&10/20
1671	10/12/2020	30	ACES	205.39	1020	No		HOWARD PK BIN-10/20
1672	10/12/2020	70	AFLAC	472.48	920	No		MO. EMPLOYEE INS. CONT. 9/20
1673	10/12/2020	110	ALFRED, JON	1,785.00	1320	No		TUITION REIMB-CRIMINAL JUSTICE PER MOU
1674	10/12/2020	115	ALHAMBRA	151.83	920	No		DRINKING WATER
1675	10/12/2020	265	AMADOR COUNTY SHERIFF'S DEPT	30,382.58	1320	No		DISPATCH SERV. FY 19-20 4 QTR
1676	10/12/2020	310	AMADOR TREE SERVICE	6,500.00	1020	No		HAZARD TREE REMOVAL AT STABLES
1677	10/12/2020	420	AT&T CALNET 3	253.17	920	No		DOJ LINE PHONE SERVICE-SEP 2020
1678	10/12/2020	517	BALL CONSTRUCTION	1,945.00	920	No		SEWALK TRENCH DRAINS
1679	10/12/2020	535	BEELER TRACTOR COMPANY	901.01	920	No		SPINDLE ASMBL, FAN
1680	10/12/2020	540	BENEFIT COORDINATORS CORPORA	1,214.35	820	No		WWTF- LIFE AD&D
1681	10/12/2020	555	BENNETT, CODY	26.25	920	No		APPARATUS FLUIDS-WATERTENDER
1682	10/12/2020	560	BENNETT, JAMES	810.26	920	No		RADIO BASE (2), HEADS
1683	10/12/2020	567	BENNETT, ROGER	40.70	920	No		REFUND ON ACCT 1834-01 (DOUBLE PMT)
1684	10/12/2020	595	BLACKBAUD INC	3,337.78	1020	No		FINANCE EDGE SYSTEM MAINT-OCT-DEC 2020
1685	10/12/2020	875	CARBON COPY INC.	628.14	920	No		COPY EXPENSE - PD 9/20
1686	10/12/2020	895	CASCADE FIRE EQUIPMENT CO	216.61	920	No		HOSE REPAIR-GASKET, RING
1687	10/12/2020	905	CASELLE INC.	1,239.00	1020	No		CONTRACT SUPPORT/MAINT-OCT 2020
1688	10/12/2020	1225	DE NOVO PLANNING GROUP INC.	10,646.25	920	No		PLANNING SERVICES SEP 20
1689	10/12/2020	1240	DEPARTMENT OF CONSERVATION	282.24	920	No		STRONG MOTION 3QTR 20
1690	10/12/2020	1255	DEPARTMENT OF JUSTICE	901.00	1020	No		FINGER PRINTS CCW
1691	10/12/2020	1355	EASTON'S SERVICE AND REPAIR	919.65	1020	No		REPAIRS TO MASSIMO VEHICLE
1692	10/12/2020	1375	ECO URBAN DESIGNS INC.	2,468.00	920	No		CONSULT SERV. WWTF 8/20
1693	10/12/2020	1405	ELLISON SCHNEIDER HARRIS & DON	3,992.50	720	No		IONE ENERGY -LEGAL CPUD WILDFLOWER
1694	10/12/2020	1455	FARM & AUTO SUPPLY INC	146.54	820	No		HOSE ASSEMBLY
1695	10/12/2020	1460	FASTENAL COMPANY	105.77	920	No		OSHA REQUIRED SAFETY VEST
1696	10/12/2020	1500	FERGUSON ENT INC. #686	38.99	920	No		HOSE TOOL
1697	10/12/2020	1515	FINCH BODY SHOP & TOWING	5,308.50	720	No		REPAIR 2004 DODGE RAM
1698	10/12/2020	1545	FIRST SECURITY FINANCE INC.	3,494.32	1020	No		IONE-CA-2008-1 INT.-10/20
1699	10/12/2020	1610	GALLS LLC - DBA BLUMENTHAL UNI	24.56	1320	No		SHIRT-SMITH
1700	10/12/2020	1684	GOLDSTAR PRODUCTS INC	586.90	720	No		HAND SANITIZER
1701	10/12/2020	1735	GORDON HILL FLOWER SHOP	87.71	820	No		PLANT-YOUNGER
1702	10/12/2020	1750	GOVERNMENT FINANCE OFFICERS A	170.00	1020	No		GFOA MEMBERSHIP 2020-21
1703	10/12/2020	1773	GREEN, KENNETH&CAROL SUNDELL	325.60	920	No		REFUND OVERPAYMENT-AC 1075.01
1704	10/12/2020	1855	HASA	3,045.62	920	No		BULK MULTI-CHLOR
1705	10/12/2020	1950	HUNT & SONS INC.	2,971.04	920	No		FUEL
1706	10/12/2020	2005	IONE ACE HARDWARE	1,067.71	920	No		PARKS-AIR FILTER
1707	10/12/2020	2040	IONE PHARMACY	103.59	920	No		BRUNN THERMO LEN FIL
1708	10/12/2020	2050	IONE PLAZA MARKET	40.00	1020	No		REFRESHMENTS FOR VOLUNTEERS
1709	10/12/2020	2105	JACKSON TIRE SERVICE INC	584.53	820	No		TIRES FOR 17 FD EXPLORER (2)
1710	10/12/2020	2310	LEDGER DISPATCH	542.04	1020	No		NOTICE-PLANNING MEETING TELECONFERENCE



City of Ione

CHECK REGISTER OCTOBER 2020  
Check Issue Dates: 10/1/2020 - 10/31/2020

Ck #	Issue Date	Vendor	Payee	Amount	Inv. Period	Voided	Void Date	Description
1711	10/12/2020	2375	LIFE- ASSIST INC	106.80	920	No		2 SETS - HEART START SMART PADS
1712	10/12/2020	2485	MACKEY, KEN	50.05	920	No		EMS SUPPLIES
1713	10/12/2020	2635	MISSION IT SOLUTIONS INC.	2,917.31	820	No		TREND MICRO ENDPOINT SECURITY-1 YR
1714	10/12/2020	2775	NORTHERN CALIF CITIES SELF INS	192,969.75	720	No		WORKERS COMP-1ST QTR FY 20-21
1715	10/12/2020	2785	NTU TECHNOLOGIES INC	882.22	920	No		FERRIC SULFATE-1 DRUM
1716	10/12/2020	2910	PERC WATER INC.	32,370.90	920	No		TERTIARY OPERATIONS 9/20
1717	10/12/2020	2925	PETTY CASH	75.35	1020	No		PETTY CASH-POSTAGE
1718	10/12/2020	2990	PREFERRED BENEFIT	2,333.00	920	No		DENTAL-ROADS
1719	10/12/2020	2996	PRENTICE LONG PC	19,821.30	920	No		LEGAL SERVICES-IONE HOTEL TOT-SEP 2020
1720	10/12/2020	3145	RIEBES AUTO PARTS	317.87	920	No		AIR FILTER
1721	10/12/2020	3150	RIVERLAND HOME INC.	682.50	1320	No		REFUND OVERPMT. CK 2206 10/19
1722	10/12/2020	3315	SANDY GULCH SIGN COMPANY	549.86	920	No		TREATMENT PLANT COBRA LIGHTS,INSTALL & WIRE
1723	10/12/2020	3425	SIERRA JANITORIAL SUPPLY	90.29	920	No		TISSUE & TOWELS
1724	10/12/2020	3470	SIMMONS LANDSCAPE COMPANY	2,900.00	920	No		LANDSCAPE MAINT-CASTLE OAKS DR-SEP 20
1725	10/12/2020	3537	SPORT COURT	115,250.00	1020	No		TENNIS COURT-45% FORMED & POURED
1726	10/12/2020	3570	STAPLES BUSINESS CREDIT	924.09	820	No		OFFICE SUPPLIES
1727	10/12/2020	3810	TOMMY'S GARAGE	2,828.44	920	No		A/C MAINT
1728	10/12/2020	3835	TRAVERSO, JANICE M.	37.95	1020	No		SEPT 2020 TRAVEL
1729	10/12/2020	3958	VANDYKE, RICK	1,400.00	920	No		REPLACE CLUTCH/REAR DIFF ON 95 FREIGHTLINER
1730	10/12/2020	4000	VOLCANO VISION INC	484.43	1020	No		ACCT. 22741058 10/20
1731	10/29/2020	1005	CITY OF IONE	100,000.00	1020	No		TRANS FUNDS FROM ARB TO WF 1533039788
Grand Totals:				64	674,819.91			

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**CHECK  
REGISTER  
SEPTEMBER  
2020**

**(FY 2020-2021)**

City of Ione

CHECK REGISTER SEPTEMBER 2020  
Check Issue Dates: 9/1/2020 - 9/30/2020

Ck #	Issue Date	Vendor	Payee	Amount	GL Account	Inv Period	Voided	Description
1642	09/10/2020	1005	CITY OF IONE	.00	9999001030	920	Yes	TRANS FUNDS FROM ARB TO WF 1533039788
1643	09/10/2020	1005	CITY OF IONE	.00	9999001030	920	Yes	TRANS FUNDS FROM ARB TO WF 1533039788
1644	09/10/2020	1005	CITY OF IONE	100,000.00	9999001030	920	No	TRANS FUNDS FROM ARB TO WF 1533039788
1645	09/01/2020	315	AMADOR WATER AGENCY	861.47	1111926170	1320	No	005018-017-POPLAR ST
1646	09/01/2020	2930	PG & E	765.69	1111756170	1320	No	2292622148-6 600 PRESTON #2 FIRE HOUSE
1647	09/21/2020	250	AMADOR COUNTY RECREATION AGE	19,991.19	1111926191	920	No	IONE POOL MANAGEMENT-2020 SEASON
1648	09/21/2020	280	AMADOR LEDGER PRINT	281.23	1111856111	920	No	BUILDING PERMIT FORMS - 500
1649	09/21/2020	315	AMADOR WATER AGENCY	8,531.90	1111946170	920	No	005018-009-431 QUAILHOLLOW DR.
1650	09/21/2020	335	AMERICAN RIVER BANK SHARES	3,143.89	1111929300	920	No	COMMERCIAL MOWER PRIN. PAYMENT-SEPT. 2020
1651	09/21/2020	580	BIG VALLEY PRINTING	757.79	3111506111	920	No	5K # 9 & 5K #10 SW BILLING ENVELOPES
1652	09/21/2020	1005	CITY OF IONE	100,000.00	9999001030	920	No	TRANS FUNDS FROM ARB TO WF 1533039788
1653	09/21/2020	1795	GRIFF'S ELECTRIC	150.00	3111506193	920	No	ELECTRICAL TO INSTALL NEW AERATOR
1654	09/21/2020	2930	PG & E	19,537.23	1111926170	920	No	1493085298-4-CITY YARD
1655	09/21/2020	3415	SIERRA FOOTHILL FIRE EXTINGUISH	165.40	1111926190	920	No	SYSTEM SEMI ANNUAL MAINT, 3-FUSIBLE LINKS
1656	09/21/2020	3470	SIMMONS LANDSCAPE COMPANY	3,650.20	8221404666	820	No	CASTLE OAKS DR MAINT CONTRACT
1657	09/21/2020	30	ACES	205.39	1111926190	920	No	HOWARD PK TRASH BIN-9/20
1658	09/21/2020	115	ALHAMBRA	26.76	1111946111	920	No	MO. WATER SERV-9/20
1659	09/21/2020	420	AT&T CALNET 3	1,549.73	1111946160	920	No	MO. PHONE SERV. BAN:9391064373
1660	09/21/2020	425	ATT MOBILITY	91.28	3111506160	920	No	MO. CELL - WWTF 9/2020
1661	09/21/2020	875	CARBON COPY INC.	174.62	1111756111	920	No	COPY EXPENSE - PD 8/20
1662	09/21/2020	1220	DE LAGE LANDEN INC.	340.49	3111506220	920	No	MONTHLY COPIER LEASE 9/20
1663	09/21/2020	1545	FIRST SECURITY FINANCE INC.	3,494.32	9511509211	920	No	IONE-CA-2008-1 INT.-9/20
1664	09/21/2020	1950	HUNT & SONS INC.	715.11	3111506201	820	No	HUNT FUEL - SEWER DEPT.
1665	09/21/2020	4000	VOLCANO VISION INC	929.02	3131506160	920	No	ACCT. 22741058 8/20
1666	09/21/2020	3103	REEDER, CHRIS	200.00	1111706122	920	No	PER DIEM FOR BATI TRAINING 9/18-10/2/2020 IN AUBURN
1667	09/29/2020	3595	CALIF. DEPT OF FISH & WILDLIFE	609.25	1111946215	920	No	APPLICATION FOR STREAMBED ALTERATION AGREEMENT

Grand Totals:

26 266,171.96

**CHECK  
REGISTER  
AUGUST 2020**

**(FY 2020-2021)**

CHECK REGISTER AUGUST 2020  
Check Issue Dates: 8/1/2020 - 8/31/2020

Ck #	Issue Date	Vendor	Payee	Amount	GL Account	Inv Period	Voided	Description
1579	08/06/2020	25	ABC PLUMBING HEATING & AIR CON	2,516.25	3111506193	720	No	HYDRO JETTED TREE ROOTS-SUMMIT ST
1581	08/06/2020	315	AMADOR WATER AGENCY	4,079.12	1111926170	720	No	005018-012-1600 W MARLETTE
1582	08/06/2020	425	ATT MOBILITY	76.26	3111506160	720	No	MO. CELL SERVICE - WWTF
1583	08/06/2020	1145	CSAC EXCESS INSURANCE AUTHORI	924.00	3111506230	720	No	POLLUTION LIABILITY INSUR-FY 20/21
1584	08/06/2020	1375	ECO URBAN DESIGNS INC.	2,756.00	3111506222	720	No	CONSULTING SERV. WWTF6/20
1585	08/06/2020	1615	GALT PIPE COMPANY	1,025.33	1111926190	720	No	STEEL COUPLERS & FLANGES
1586	08/06/2020	1815	GUY'S SAW CENTER	1,101.21	1111926130	720	No	HONDA GENERATOR (1/4)
1587	08/06/2020	1892	HILDEBRAND, PAULA	26.74	3111001210	720	No	SEWER ACCT 1796.01 OVERPAYMENT
1588	08/06/2020	1950	HUNT & SONS INC.	809.23	3111506201	720	No	HUNT FUEL - SEWER DEPT.
1589	08/06/2020	2310	LEDGER DISPATCH	198.48	1111606150	720	No	PUBLIC NOTICE-COVID 19 GRANT
1590	08/06/2020	2635	MISSION IT SOLUTIONS INC.	997.00	1111946165	720	No	BACKUP SUBSC W/ 2000GB CLOUD
1591	08/06/2020	2785	NTU TECHNOLOGIES INC	19,031.98	3131506113	720	No	37,190 GAL 929 DELIVERED
1592	08/06/2020	2930	PG & E	9,511.27	3111506170	720	No	2811909826-8-1600 W MARLETTE
1593	08/06/2020	2950	PINNACLE ALARM	105.00	1111946165	720	No	QTRLY ALARM MONITORING 7/1-9/30/20
1594	08/06/2020	3145	RIEBES AUTO PARTS	234.42	1111926203	720	No	CORE DEPOSIT RETURNED
1595	08/06/2020	3315	SANDY GULCH SIGN COMPANY	456.01	1111926190	720	No	BULBS FOR LIGHT POLES
1596	08/06/2020	3470	SIMMONS LANDSCAPE COMPANY	2,900.00	8221404666	720	No	CASTLE OAKS DR MAINT CONTRACT
1597	08/06/2020	3835	TRAVERSO, JANICE M.	25.30	1111946250	720	No	MILEAGE REIMBURSEMENT-2 TRIPS TO JACKSON
1598	08/06/2020	3940	UP-COUNTRY POOL CENTER	723.19	1111926191	720	No	LIQ. CHLORINE
1599	08/20/2020	10	8X8 INC.	783.78	3111506160	820	No	MO. VOLP PHONE SERVICE SW 8/20
1600	08/20/2020	30	ACES	205.39	1111926190	820	No	HOWARD PK TRASH BIN-AUG 20
1601	08/20/2020	70	AFLAC	944.96	1111945211	820	No	MO. EMPLOYEE INS. CONT. 8/20
1602	08/20/2020	115	ALHAMBRA	83.31	1111946111	820	No	MO. WATER SERV-8/20
1603	08/20/2020	315	AMADOR WATER AGENCY	4,376.81	2111506170	820	No	005018-013-MAIN & SACRAMENTO
1604	08/20/2020	400	ARNOLD, JEFF	125.00	1111706122	820	No	PER DIEM FOR SLI & CONCEPT LEADERSHIP TRAINING
1605	08/20/2020	420	AT&T CALNET 3	1,562.64	1111946160	820	No	MO. PHONE SERV. BAN'9391064373
1606	08/20/2020	425	ATT MOBILITY	228.78	3111506160	820	No	MO. CELL - WWTF 8/2020
1607	08/20/2020	875	CARBON COPY INC.	190.39	1111756111	820	No	COPY EXPENSE - PD 7/20
1608	08/20/2020	1220	DE LAGE LANDEN INC.	340.49	3111506220	820	No	MONTHLY COPIER LEASE 8/20
1609	08/20/2020	1375	ECO URBAN DESIGNS INC.	2,468.00	3111506222	820	No	CONSULT SERV. WWTF 8/20
1610	08/20/2020	1545	FIRST SECURITY FINANCE INC.	3,494.32	9511509211	820	No	IONE-CA-2008-1 INT.-8/20
1611	08/20/2020	1950	HUNT & SONS INC.	1,343.89	3111506201	820	No	HUNT FUEL - SEWER DEPT.
1612	08/20/2020	2050	IONE PLAZA MARKET	20.00	3111506111	820	No	REFRESHMENTS FOR UB VOLUNTEERS
1613	08/20/2020	2635	MISSION IT SOLUTIONS INC.	997.00	1111946165	820	No	BACKUP SUBSC W/ 2000GB CLOUD
1614	08/20/2020	2910	PERC WATER INC.	32,870.89	3131506222	820	No	TERTIARY OPERATIONS 8/20
1615	08/20/2020	3570	STAPLES BUSINESS CREDIT	407.26	1111946111	820	No	GENERAL OFFICE SUPPLIES
1616	08/20/2020	3835	TRAVERSO, JANICE M.	50.60	1111626120	820	No	MILEAGE REIMBURSEMENT-4 TRIPS TO JACKSON FOR ELECTION DOCUMENTS
1617	08/24/2020	25	ABC PLUMBING HEATING & AIR CON	843.75	3111506193	1320	No	LIFT AERATOR OFF TRUCK W/CRANE
1618	08/24/2020	1225	DE NOVO PLANNING GROUP INC.	5,433.75	1111806213	1320	No	PLANNER SERVICES-JUN 2020
1619	08/24/2020	1380	ECS HOUSE INDUSTRIES INC	29,895.24	3121508814	1320	No	7.5 HP STAINLESS STEEL AERATOR W/ WEG MOTOR
1620	08/24/2020	4050	WEATHERBY-REYNOLDS-FRITSON	1,387.50	9520508817	1320	No	TRAIN DEPOT ENGINEER SERVICES DRAWINGS - MARKUP, DEV & REVIEW, CAD

CHECK REGISTER AUGUST 2020  
Check Issue Dates: 8/1/2020 - 8/31/2020

Ck #	Issue Date	Vendor	Payee	Amount	GL Account	Inv Period	Voided	Description
1621	08/28/2020	560	BENNETT, JAMES	1,095.16	1111756130	820	No	REIMBURSE IMPACT WRENCH, SOCKETS
1622	08/28/2020	810	CALIFORNIA POLICE CHIEFS ASSN	200.00	1111706215	920	No	MEMBERSHIP DUES FY 20-21 BUSBY
1623	08/28/2020	905	CASELLE INC.	3,264.00	1111946166	920	No	CONTRACT SUPPORT/MAINT-SEP 2020
1624	08/28/2020	1035	COASTLAND CIVIL ENGINEERING IN	73,319.05	1111856212	720	No	864459-BUILDING DEPT-INSPECTIONS
1625	08/28/2020	1268	DEPARTMENT OF MOTOR VEHICLES	16,077.00	9675508814	820	No	LICENSE/REG FOR NEW WATERTENDER
1626	08/28/2020	1315	DOG WASTE DEPOT	170.28	1111926190	820	No	DOG WASTE BAGS
1627	08/28/2020	1500	FERGUSON ENT INC. #686	2,707.69	1111926190	820	No	CLST KIT 1.6
1628	08/28/2020	1815	GUY'S SAW CENTER	559.22	2111506130	820	No	CHAINSAW AND CHAINS
1629	08/28/2020	1855	HASA	3,835.17	1111926191	820	No	BULK MULTI-CHLOR
1630	08/28/2020	2005	IONE ACE HARDWARE	451.81	1111926190	720	No	READY MIX-BASEBALL FIELD
1631	08/28/2020	2310	LEDGER DISPATCH	587.64	1111806150	820	No	PUBLIC NOTICE-ZONING AMENDMENT
1632	08/28/2020	2930	PG & E	19,485.39	3111506170	820	No	1707746359-8-SW LIFT PUMP
1633	08/28/2020	2990	PREFERRED BENEFIT	2,333.00	2111505212	820	No	DENTAL-ROADS
1634	08/28/2020	2996	PRENTICE LONG PC	7,000.00	1111686210	720	No	PRA'S, COMMUNITY DEV. & TOT
1635	08/28/2020	3145	RIEBES AUTO PARTS	460.14	1111756202	820	No	CAP NUT, WHL NUT
1636	08/28/2020	3425	SIERRA JANITORIAL SUPPLY	42.13	1111756190	720	No	LINERS
1637	08/28/2020	3537	SPORT COURT	89,638.00	9514508813	820	No	TENNIS COURT-35% FOR MATERIALS
1638	08/28/2020	3570	STAPLES BUSINESS CREDIT	547.32	1111946111	1320	No	PRINTER PAPER, MISC OFFICE SUPPLIES
1639	08/28/2020	3810	TOMMY'S GARAGE	338.70	2111506202	820	No	TROUBLESHOOT-REPLACE STARTER
1640	08/28/2020	3870	U.S. BANK	2,013.32	1111946160	720	No	CONFERENCE PHONE W/4 MICROPHONES
1641	08/28/2020	4125	WIN-911 SOFTWARE	495.00	3111506166	720	No	WWTP SOFTWARE ANNUAL MAINT

Grand Totals:

62 360,170.56

Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

# Agenda Item

# 3

DATE: April 6, 2021

TO: Ione City Council

FROM: April Wooden, City Planner

SUBJECT: Public Hearing and First Reading for Zoning Text Amendment regarding Short-Term Rentals.

---

**RECOMMENDED ACTION:** Staff recommends that the City Council open the public hearing and adopt the revised ordinance on first reading.

Motion: \_\_\_\_\_/\_\_\_\_\_.

**FISCAL IMPACT:** Uses such as short-term rentals and bed and breakfast inns are subject to the transient occupancy tax, as set forth in the Ione Municipal Code, Chapter 5.06, potentially generating revenue for the City. It is not anticipated that enforcement of the provisions of this ordinance would require any additional staffing.

**BACKGROUND:** After discussion over the past year, the Council has directed staff to advertise a public hearing for the revised short-term rental ordinance.

**DISCUSSION:** The draft ordinance updates Tables 17.22.030-1 and 17.24.030-1 to allow for the operation of STRs in:

- The agricultural zoning district;
  - All residential zoning districts except the mobile-home park district;
  - The PD zoning district; and
  - Commercial districts C-T and C-2.
- 
- Every short-term rental would require a business license.
  - STRs within agricultural and residential districts would require an approved Administrative Conditional Use Permit to operate. STRs that met the development standards would be approved administratively, without a planning commission public hearing being required.
  - STRs within the C-T commercial district would require an approved Conditional Use Permit reviewed and approved by the planning commission.
  - STRs within the C-2 commercial district located within a legal residential unit would require only a business license.
  - All STRs would require a valid business license.

- All permits would need to be renewed annually.

The site design and parking available at a STR location should not negatively affect the aesthetics or functionality of the surrounding neighborhood. The design, architecture, and any improvements would be compatible and harmonious with the character of the neighborhood. On-site parking requirements for hosted STRs would be one space for each two guest rooms and would not include the parking space already required by Chapter 17.40; at nonhosted STRs, one on-site parking space would be required for each guest room and if the garage is used to meet the parking requirement then the garage would be required to be accessible to guests. Finally, bed and breakfast inns shall provide on-site parking for each two guest rooms in addition to the on-site parking required under Chapter 17.40. Off-site parking located on the street would be permitted in lieu of only one on-site parking space as previously detailed.

Quiet hours between 10:00 p.m. and 7:30 a.m. would be required, and owners would be required to include details about quiet hours in their rental agreements and in online advertisements and listings. Visitors of guests would not be permitted on the premises during quiet hours. Outdoor amplified sound would be prohibited as would nuisance noise by unattended animals.

Rental agreements and guest stays would be limited to 30 days and would require a seven-day period between stays.

All advertisements and listings for STRs or bed and breakfast inns would be required to include the following: maximum occupancy, maximum number of vehicles, notification of quiet hours, notification that amplified sound is not allowed outdoors, the transient occupancy tax for the property, and the complaint/ enforcement process.

The complaint process would include the following: the initial complaint would be directed to the owner or agent who shall document the complaint and the resolution or attempted resolution to the City Planner within 72 hours of the occurrence. Nonresponse to complaints or a failure to report them to the City Planner would be cause for revocation of the permit. If the issue reoccurred, the complaint would be addressed to the City Planner or code enforcement, they may conduct an investigation. If a permit is revoked, a conditional use permit for STR or bed and breakfast inns on that property would not be issued for at least two years.

**Attachments:**

- Exhibit A – Revised Draft Ordinance amending Title 17 Zoning Text, including Section 17.22.020, Table 17.22.030-1, Section 17.24.030, Table 17.24.030-1, Chapter 17.64, Section 17.80.020, and Section 17.82.020 regarding Short-Term Rentals and Bed and Breakfast Inns.



## ATTACHMENT A

### CITY OF IONE

### ORDINANCE NO. 519

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF IONE AMENDING THE IONE MUNICIPAL CODE, TITLE 17 ZONING, ADDING CHAPTER 17.64; AND REVISING SECTION 17.22.030 (Table 1), SECTION 17.24.030 (Table 1) AND SECTION 17.800.020 REGARDING SHORT-TERM RENTALS AND BED AND BREAKFAST INNS.

*1. Table 17.22.030-1 is revised as shown below to allow short-term rentals, subject to an administrative conditional use permit or a conditional use permit and requirements identified in Chapter 17.64, in all residential zones and to apply the requirements identified in Chapter 17.64 to bed and breakfast inns.*

#### 17.22.030 - Allowed land uses and permit requirements.

Table 17.22.030-1 Allowed uses and permit requirements for agricultural and residential zoning districts below identifies allowed uses and corresponding permit requirements for the agricultural and residential zoning districts subject to compliance with provisions of this title. Descriptions/definitions of the land uses can be found in Article 5 (Glossary).

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "C" symbolizes uses that require approval of an administrative conditional use permit or conditional use permit, and "N" symbolizes uses that are not permitted.

**Table 17.22.030-1: Allowed Uses and Permit Requirements for Agricultural and Residential Zoning Districts**

Land Use/Zoning District	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP
Residential Uses								
Adult Day Care Home	N	P	P	P	P	P	P	N

Land Use/Zoning District	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP
Caretaker Housing	P	P	P	P	P	P	P	P
Dwelling, Multifamily	N	N	N	N	P	P	P	N
Dwelling, Second Unit	P	P	P	P	P	P	P	P
Dwelling, Single Family	P	P	P	P	P 1	P 1	N	N
Dwelling, Two-Family	N	N	N	N	P	P	P	N
Dwelling, Three- and Four-Family	N	N	N	N	P	P	P	N
Emergency Shelter	N	N	N	N	N	N	C	N
Employee Housing	P	N	N	N	N	N	N	N
Family Day Care Home, Large	C	C	C	C	C	C	C	C
Family Day Care Home, Small	P	P	P	P	P	P	P	P
Group Residential	N	N	N	N	C	C	P	N
Guest House	P	P	P	P	P	N	N	N
Home Occupations	P	P	P	P	P	P	P	P
Live-Work Facility	N	N	N	N	C	C	C	N
Manufactured Home	P	P	P	P	P	P	P	P
Mobile Home	N	N	N	N	N	N	N	P
Mobile Home Park	N	N	N	N	N	N	N	P
Residential Care Home	P	P	P	P	P	P	P	P
Single Room Occupancy (SRO) Facilities	N	N	N	N	N	C	C	N
Supportive Housing	P	P	P	P	P	P	P	P
Transitional Housing	P	P	P	P	P	P	P	P

Land Use/Zoning District	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP
<b>Agriculture, Resource, and Open Space Uses</b>								
Agricultural Tourism	P	N	N	N	N	N	N	N
Animal Husbandry	P	N	N	C	N	N	N	N
Animal Keeping—Domestic Pets	P	P	P	P	P	P	P	P
Animal Keeping—Exotic Animals	P	P	P	P	P	P	P	P
Animal Keeping—Livestock Animals	p 2, 3	p 2, 3	p 2, 3	p 2, 3	N	N	N	N
Animal Keeping—Poultry/Rabbits. < 6 animals	P	P 4	P 4	P 4	N	N	N	N
Animal Keeping—Poultry/Rabbits, 6—12 animals	P	C 4	C 4	C 4	N	N	N	N
Animal Keeping—Poultry/Rabbits, > 12 animals	P	N	N	N	N	N	N	N
Crop Production	P	N	N	N	N	N	N	N
Equestrian Facility, Commercial	P	N	N	N	N	N	N	N
Equestrian Facility, Hobby	P	N	N	N	N	N	N	N
Hog Farm, Commercial	P 5	N	N	N	N	N	N	N
Kennels, Hobby	P	N	N	C	N	N	N	N
<b>Recreation, Education, and Public Assembly Uses</b>								
Cemeteries, Mausoleums	C	C	C	C	C	C	C	C
Clubs, Lodges, and Private Meeting Halls	C	C	C	C	C	C	C	C
Community Centers/Civic Uses	C	C	C	C	C	C	C	C
Community Garden	P	P	P	P	P	P	P	P
Indoor Fitness and Sports Facility	N	N	N	N	N	P	P	P

Land Use/Zoning District	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP
Libraries and Museums	C	C	C	C	C	C	C	C
Outdoor Commercial Recreation	C	C	C	C	C	C	C	C
Parks and Public Plazas	C	P	P	P	P	P	P	P
Public Safety Facility	C	C	C	C	C	C	C	C
Recreational Vehicle Parks	N	N	N	N	N	N	N	C
Religious Institutions	C	C	C	C	C	P	P	C
Resource Protection and Restoration	C	C	C	C	C	C	C	C
Resource-Related Recreation	C	N	N	N	N	N	N	N
Schools, Charter	C	C	C	C	C	P	P	C
Schools, Private and Special/Studios	C	C	C	C	C	P	P	C
Schools, Public	P	P	P	P	P	P	P	P
<b>Utility, Transportation, and Communication Use Listings</b>								
Airport	C	N	N	N	N	N	N	N
Bus and Transit Shelters	P	P	P	P	P	P	P	P
Heliports	C	C	C	C	C	C	C	C
Park and Ride Facility	C	N	N	N	N	C	C	N
Public Safety Facility	C	C	C	C	C	C	C	C
Wireless Communication Facility	C	C	C	C	C	C	C	C
Utility Facility and Infrastructure	P	P	P	P	P	P	P	P
<b>Retail, Service, and Office Uses</b>								
Adult Day Care Facility	N	N	N	N	C	P	P	N

Land Use/Zoning District	A	R-1a	R-1b	R-1c	R-2	R-3	R-4	MP
Bed and Breakfast Inns	P <sup>6</sup>	N	N	C <sup>6</sup>	C <sup>6</sup>	P <sup>6</sup>	P <sup>6</sup>	N
Child Day Care Facility	C	C	C	C	C	P	P	C
Kennels, Commercial	P	N	N	N	N	N	N	N
Medical Services, Extended Care	N	N	N	N	N	C	P	N
Medical Services, Hospitals	N	N	N	N	C	C	C	C
Residential Care Facility	N	N	N	N	C	C	P	N
<u>Short-Term Rentals</u>	<u>C<sup>6</sup></u>	<u>C<sup>6</sup></u>	<u>C<sup>6</sup></u>	<u>C<sup>6</sup></u>	<u>C<sup>6</sup></u>	<u>C<sup>6</sup></u>	<u>C<sup>6</sup></u>	<u>N</u>

Notes:

1. Single family dwellings are permitted provided the lot size does not exceed 4,000 square feet.
2. Maximum of four animals and their offspring per acre; hogs limited to a total of five and their offspring.
3. Consistent with Chapter 6.06 (Equine and bovine animals), such animals may be maintained provided the exterior boundaries of the pen or stable are at least 100 feet from any school, church, public building, hotel, restaurant, hospital, or other building specially designed or used for the care of the sick or injured or of a residence of any person other than the residence occupied by the owner of the animal or animals. If the distance from the pen or stable is less than 100 feet, then a conditional use permit shall be required.
4. All poultry and rabbits shall be kept consistent with the standards and limitation provided in Chapter 6.08 (Poultry and Rabbits).
5. Limit of 12 of any combination of such animals total. Pen must be setback a minimum of 50 feet of any dwelling or other building used for human habitation, 100 feet from the front lot line, and 100 feet from any public park, school, hospital, or similar institution.
6. Subject to the criteria identified at Chapter 17.64.

(Ord. No. 456, § 3, 2-7-2012; Ord. No. 430, § 2, 10-20-2009; Ord. No. 423, § 2, 4-21-2009)

*2. Table 17.24.030-1 is revised as shown below to allow short-term rentals, subject to a conditional use permit and requirements identified in Chapter 17.64, in all residential zones and to apply the requirements identified in Chapter 17.64 to bed and breakfast inns.*

**17.24.030 - Allowed land uses and permit requirements.**

Table 17.24.030-1 (Development standards for commercial and industrial zoning districts) below identifies allowed uses and corresponding permit requirements for the commercial and industrial zoning districts subject to compliance with provisions of this title. Descriptions/definitions of the land uses can be found in Article 5 (Glossary).

Use regulations in the table are shown with representative symbol by use classification listing: "P" symbolizes uses allowed by right, "C" symbolizes uses that require approval of a conditional use permit, and "N" symbolizes uses that are not permitted.

**Table 17.24.030-1: Allowed Uses and Permit Requirements for Commercial and Industrial Zoning Districts**

Land Use/Zoning District	C-T	C-1	C-2	C-3	B-P	M-1	M-2
<b>Residential Uses</b>							
Adult Day Care Home	P	P	N	N	N	N	N
Caretaker Housing	P	P	P	N	N	P	P
Dwelling, Multifamily	P	N	P <sup>1</sup>	N	N	N	N
Dwelling, Second Unit	P	N	N	N	N	N	N
Dwelling, Single Family	P	N	N	N	N	N	N
Dwelling, Two-Family	P	N	P <sup>1</sup>	N	N	N	N
Dwelling, Three- and Four- Family	P	N	P <sup>1</sup>	N	N	N	N
Emergency Shelter	N	N	N	N	N	P	P

Land Use/Zoning District	C-T	C-1	C-2	C-3	B-P	M-1	M-2
Family Day Care Home, Large	C	N	N	N	N	N	N
Family Day Care Home, Small	P	P	P	N	N	N	N
Group Residential	P	N	N	N	N	N	N
Home Occupations	P	N	P	N	N	N	N
Live-Work Facility	P	C	P <sup>1</sup>	N	N	N	N
Manufactured Home	N	N	N	N	N	N	N
Residential Care Home	P	N	P	N	N	N	N
Single Room Occupancy (SRO) Facilities	C	N	P	N	N	N	N
Supportive Housing	P	N	P	N	N	N	N
Transitional Housing	P	N	P	N	N	N	N
<b>Agriculture, Resource, and Open Space Uses</b>							
Animal Keeping—Domestic Pets	P	P	P	P	P	P	P
Animal Keeping—Exotic Animals	P	P	P	P	P	P	N
Animal Keeping—Livestock Animals	N	N	N	N	N	N	N
Animal Keeping —Poultry/Rabbits	N	N	N	N	N	N	N
<b>Recreation, Education, and Public Assembly Uses</b>							
Cemeteries, Mausoleums	N	N	N	N	N	N	N
Clubs, Lodges, and Private Meeting Halls	C	P	P	C	N	C	N
Community Centers/Civic Uses	C	C	C	N	N	N	N
Indoor Amusement/Entertainment Facility	P <sup>2</sup>	P	P	P	N	N	N

Land Use/Zoning District	C-T	C-1	C-2	C-3	B-P	M-1	M-2
Indoor Fitness and Sports Facility	P <sup>2</sup>	P	P	P	P	P <sup>3</sup>	P <sup>3</sup>
Libraries and Museums	C	P	C	N	N	N	N
Outdoor Commercial Recreation	C	C	N	P	N	P <sup>3</sup>	P <sup>3</sup>
Parks and Public Plazas	P	P	P	P	P	N	N
Public Safety Facility	C	C	P	C	C	C	C
Recreational Vehicle Parks	N	N	N	C	N	C	N
Religious Institutions	P	P	C	C	C	C	N
Resource Protection and Restoration	C	C	C	C	C	C	C
Resource-Related Recreation	N	N	N	N	N	N	N
Schools, Charter	P	C	C	N	C	N	N
Schools, Private and Special/Studios	P	P <sup>4</sup>	P <sup>4</sup>	P	P	C	N
Schools, Public	P	P	P	P	P	P	P
Theaters and Auditoriums	C	P	P	P	C	C	N
<b>Utility, Transportation, and Communication Use Listings</b>							
Airport	N	N	N	N	N	C	C
Broadcasting and Recording Studios	C	P	P	P	P	P	N
Bus and Transit Shelters	P	P	P	P	P	P	P
Freight Yard/Truck Terminal	N	N	N	N	N	C <sup>5</sup>	P
Fuel Storage and Distribution	N	N	N	N	N	C <sup>5</sup>	P
Heliports	N	N	N	N	N	C	P
Park and Ride Facility	N	P	N	P	P	P	P



Land Use/Zoning District	C-T	C-1	C-2	C-3	B-P	M-1	M-2
Parking Facility	N	P	P	P	P	P	P
Public Safety Facility	C	C	C	C	C	C	C
Transit Facilities	N	N	N	N	N	C <sup>5</sup>	P
Transit Stations and Terminals	N	P	C	P	P	N	N
Utility Facility and Infrastructure	P	P	P	P	P	P	P
Wireless Communication Facility	C	C	C	C	C	C	C
<b>Retail, Service, and Office Uses</b>							
Adult Day Care Facility	P	P	N	P	P	N	N
Adult Oriented Businesses	N	N	N	N	N	N	C
Alcoholic Beverage Sales	P	P	P	P	P	P	P
Ambulance Service	N	C	N	C	N	N	N
Animal Sales and Grooming	P	P	P	P	N	N	N
Banks and Financial Services	P	P	P	P	P	N	N
Bars and Nightclubs	N	P	P	P	N	N	N
Bed and Breakfast Inns	P <sup>8</sup>	N	P <sup>8</sup>	N	N	N	N
Building Materials Stores and Yards	N	N	N	P	N	P	N
Business Support Services	P <sup>2,6</sup>	P	P <sup>2,6</sup>	P	P	P	N
Child Day Care Facility	P	P	P	P	P	C	N
Convenience Stores	P	P	P	P	P	N	N
Drive-in and Drive-through Sales and Service	N	N	N	P	N	N	N
Equipment Sales and Rental	N	P	N	P	N	P	N

Land Use/Zoning District	C-T	C-1	C-2	C-3	B-P	M-1	M-2
Grocery Stores/Supermarket	N	P	P	P	N	N	N
Home Improvement/ Hardware Store	N	P	P 7	P	N	P	N
Hotels and Motels	N	P	P	P	P	N	N
Kennels, Commercial	N	C	N	P	N	C	N
Maintenance and Repair, Small Equipment	P 2, 6	P 2	P 2	P 2	P	P	N
Medical Services, Extended Care	C	N	N	N	N	N	N
Medical Services, General	P 6	P 6	P 6	P	P	N	N
Medical Services, Hospitals	N	C	C	P	P	N	N
Mortuaries and Funeral Homes	C	P	P	P	N	N	N
Offices, Accessory	P	P	P	P	P	P	P
Offices, Business and Professional	P 2	P 6	P	P	P	N	N
Personal Services	P	P	P	P	P	N	N
Residential Care Facility	P	C	N	N	N	N	N
Restaurants	P 2	P	P	P	P 2	P	P
Retail, Accessory	P	P	P	P	P	P	P
Retail, General	P 6	P	P	P	N	N	N
<u>Short-Term Rentals</u>	<u>C 8</u>	<u>N</u>	<u>P 8</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>
Smoke Shops	N	C	C 2	C	N	N	N
Tattoo Parlors	N	C	C	C	N	N	N
Thrift and Consignment Stores and Pawn Shops	N	C 6	C 6	P	N	N	N
Veterinary Facility	P	P	P	P	P	N	N

Land Use/Zoning District	C-T	C-1	C-2	C-3	B-P	M-1	M-2
<b>Automobile and Vehicle Uses</b>							
Auto Vehicle Dismantling	N	N	N	N	N	C	P
Auto and Vehicle Sales and Rental	N	N	N	P	N	C	N
Auto and Vehicle Sales, Wholesale	N	N	N	N	N	C	P
Auto and Vehicle Storage	N	N	N	N	N	C <sup>5</sup>	P
Auto Parts Sales	N	P	P	P	N	N	N
Car Washing and Detailing	N	C	C	P	N	P	N
Service Stations	N	C	C	P	N	P	N
Vehicle Services, Major	N	C	N	P	N	P	N
Vehicle Services, Minor	C	C	C	P	N	P	N
<b>Industrial, Manufacturing, and Processing Uses</b>							
Agricultural Products Processing	N	N	N	N	N	C	P
Manufacturing, Major	N	N	N	N	N	N	P
Manufacturing, Minor	C	N	N	N	N	C <sup>5</sup>	P
Manufacturing, Small Scale	P	N	N	N	P	P	P
Printing and Publishing	N	N	N	P	P	P	P
Recycling Facility, Collection	N	P	P	P	N	P	P
Recycling Facility, Processing	N	N	N	N	N	C <sup>5</sup>	P
Recycling Facility, Scrap and Dismantling	N	N	N	N	N	C <sup>5</sup>	P
Research and Development	N	N	N	N	N	P	P
Storage, Personal Storage Facility	N	N	N	C	C	P <sup>5</sup>	P

Land Use/Zoning District	C-T	C-1	C-2	C-3	B-P	M-1	M-2
Storage, Warehouse	N	N	N	N	N	P <sup>5</sup>	P
Storage, Yards	N	N	N	N	N	P	P
Wholesaling and Distribution	N	N	N	N	N	C <sup>5</sup>	P

**Notes:**

1. Only allowed as mixed use development as residential in conjunction with and above ground-floor retail, service, or office uses.
2. Not to exceed 5,000 square feet.
3. Allowed only as an ancillary use, not to exceed ten percent of the main building footprint.
4. Only specialty studios and schools (e.g., ballet, yoga, art studios) not exceeding 5,000 square feet are allowed. All other public and private educational institutions, including elementary schools, business schools, secretarial and vocational schools, colleges, and conference centers, are prohibited.
5. Allowed provided the designated Approving Authority can find that adequate screening and landscaping is provided to sufficiently mitigate any possible adverse impacts, including, but not limited to, noise, odor, dust, or other objectionable influences.
6. Maximum tenant space 10,000 square feet.
7. Maximum tenant space 15,000 square feet.
8. Subject to the criteria identified at Chapter 17.64.

( Ord. No. 475 , § 4, 12-15-2015; Ord. No. 435, § 4, 7-20-2010; Ord. No. 430, § 2, 10-20-2009; Ord. No. 423, § 2, 4-21-2009)

*3. Chapter 17.64 is added to the Zoning Code to establish standards for short-term rentals and bed and breakfast inns*

### **17.64 Short-Term Rentals and Bed and Breakfast Inns.**

#### **A. Permit Requirements.**

1. Short-term rentals in residential zones require an administrative conditional use permit approved by the City Planner and are allowed only in the zoning districts identified in Tables 17.22.030-1 and 17.24.030-1. Short term rentals in commercial zones require a conditional use permit reviewed and approved by the planning commission.

2. Bed and breakfast inns are allowed as identified in Tables 17.22.030-1 and 17.24.030-1.

3. Each conditional use permit issued pursuant to this chapter shall be subject to an annual permit review and extension. No later than one year after the effective date of the permit, the owner or authorized agent shall submit to the City the annual review fee, established by City Council resolution, along with all the permit review forms established by the City. The owner shall document compliance with all requirements of this chapter and shall also document each date on which the bed and breakfast inn or short-term rental rental was rented during the previous term of the permit. The City Planner shall be the designated review authority for annual permit review and extension.

4. A business license or a conditional use permit for a short-term rental or a bed and breakfast inn may be revoked for failure to comply with adopted standards, subject to adopted administrative and revocation procedures.

B. Criteria. The following criteria shall apply to all bed and breakfast inns and short-term rentals. In the event that the following criteria cannot be met, a non-administrative conditional use permit approved upon application and review by the planning commission shall be required.

#### **1. Site Design and Parking.**

a. The site design, architecture, and any improvements shall be compatible with the neighborhood in terms of landscaping, scale, and architectural character. The operation of the use, and any physical improvements related to it, shall be harmonious and compatible with the existing uses within the neighborhood.

b. Parking.

- i. Hosted Short-Term Rental: One parking space shall be provided on-site for each two guest rooms in a hosted short-term rental in addition to the on-site parking required under Chapter 17.40.
  - ii. Nonhosted Short-Term Rental: One on-site parking space shall be provided for each guest room in the short-term rental. If a garage is used to meet the parking requirement for the sleeping rooms or guest bedrooms, the garage shall be accessible to guests of the short-term rental.
  - iii. Bed and Breakfast Inn: One parking space shall be provided on-site for each two guest rooms in a bed and breakfast inn in addition to the on-site parking required under Chapter 17.40.
  - iv. Off-site parking located on the street frontage adjacent the use may be allowed in lieu of a maximum of one on-site parking space required by the above paragraphs.
- c. Pools, hot tubs, and outside gathering areas shall be adequately screened from adjacent properties to minimize noise and lighting impacts and shall have the hours of operation clearly posted adjacent to the facility.
- 2. Occupancy. The maximum occupancy by guests, including any visitors of guests, shall be up to a maximum of two persons per guest room, plus an additional two persons per subject property. Daytime visitors shall not be on the property during quiet hours.
- 3. Noise Limits.
  - a. Outdoor amplified sound is prohibited.
  - b. All activities associated with the use shall meet the noise standards identified at Chapter 9.16. Quiet hours shall be from 10:00 p.m. to 7:30 a.m. The property owner shall ensure that the quiet hours are included in rental agreements and in all online advertisements and listings.
  - c. Nuisance noise by unattended pets is prohibited.
- 4. Guest stays shall be limited to a maximum of 30 days, with a seven-day period between stays.
- 5. Owner and Authorized Agent Availability and Responsiveness.
  - a. The owner or the authorized agent shall be available by telephone at all times, 24 hours per day, when a guest room is rented.
  - b. The owner or the authorized agent must be on the premises of the short-term rental unit or bed and breakfast inn within one hour of being notified by a renter, by the City Planner, City Manager, or other City staff, or a law enforcement officer that there is a need for the owner or the authorized agent to address an issue of permit compliance or the health, safety, or welfare of the public or the renter.

6. A business license is required, as set forth in Chapter 5.06.

7. The use shall be subject to the transient occupancy tax, as set forth in Chapter 5.06.

8. The use shall be in permitted dwellings and shall not be allowed in non-habitable structures or in tents, vehicles, or other structure, features, or provisions intended for temporary occupancy.

9. Posting and Neighbor Notification of Permit and Standards. Once a short-term rental permit or bed and breakfast inn conditional use permit or administrative conditional use permit has been approved, a copy of the permit listing all applicable standards and limits and identifying contact information for the owner or authorized agent, including a phone number at which the owner or authorized agent can be reached 24 hours per day, shall be posted within the subject property. These standards shall be posted in a prominent place within 6 feet of the front door of the short-term rental or bed and breakfast inn, and shall be included as part of all rental agreements. At the permit holder's expense, the City shall provide mailed notice of permit issuance to property owners and immediate neighbors of the subject property using a 300-foot property radius owner mailing list.

10. Requirements for All Advertisements and Listings. All advertisements and/or listings for the short-term rental or bed and breakfast inn shall include the following:

a. Maximum occupancy;

b. Maximum number of vehicles;

c. Notification that quiet hours must be observed between 10:00 p.m. and 7:30 a.m.;

d. Notification that no outdoor amplified sound is allowed; and,

e. The transient occupancy tax certificate number for that particular property.

C. Complaint and Enforcement Process.

1. Initial complaints on short-term rentals or bed and breakfast inns shall be directed to the owner or authorized agent. The owner or authorized agent shall be available by phone 24 hours during all times when the property is rented. Should a problem arise and be reported to the owner or authorized agent, the owner or authorized agent shall be responsible for contacting the tenant to correct the problem within 60 minutes, including visiting the site if necessary to ensure that the issue has been corrected.

The owner or authorized agent shall document the complaint, and their resolution or attempted resolution(s), to the City Planner within 72 hours of the occurrence.

Failure to respond to complaints or report them to the City Planner shall be considered a violation of this section, and shall be cause for revocation of the permit.

If the issue reoccurs, the complaint will be addressed by the City Planner or code enforcement officer who may conduct an investigation to determine whether there was a violation of a zoning standard or conditional use permit condition. Police reports, online searches, citations, or neighbor documentation consisting of photos, sound recordings and video may constitute proof of a violation. If the City Planner verifies that a zoning or conditional use permit condition violation has occurred, a notice of violation may be issued and a penalty may be imposed in accordance with Chapter 17.14. At the discretion of the City Planner, a conditional use permit may be scheduled for a revocation hearing with the Planning Commission. If the permit is revoked, a conditional use permit for a short-term rental or bed and breakfast inn on that particular property may not be reapplied for or issued for a period of at least two years.

2. Upon receipt of any combination of three administrative citations or City Planner determinations of violation of any of the permit requirements or performance standards issued to the owner or occupants at the property within a two-year period, any short-term rental or bed and breakfast inn permit is summarily revoked, subject to prior notice and to appeal, if appeal is requested pursuant to the appeals section of the Zoning Code. Should such a revocation occur, an application to reestablish a short-term rental or bed and breakfast inn at the subject property shall not be accepted for a minimum period of two years.

3. A short-term rental or bed and breakfast inn that is determined to be operating without the necessary permit required under this section shall be subject to a penalty of four times the normal application fee.

C. Findings. The decision-making body may approve a permit for a short-term rental or bed and breakfast inn, with or without conditions, if all of the following findings are made:

1. The proposed use is consistent with the standards established by this chapter and will not detrimentally affect the health, safety, or welfare of the surrounding neighborhood or area.
2. Approval of the use will not result in an over concentration of such uses in a neighborhood.
3. There is adequate parking for all guests and operators to park on the subject property in accordance with Chapter 17.40.
4. Approval of the use will result in the preservation of the residential design and scale of the structures on the subject property and will maintain the residential character of the neighborhood.
6. The approval of the permit would not result in an adverse effect to the City's affordable housing stock.



*4. Section 17.800.020, general definitions, is revised to include the definition of authorized agent.*

Authorized Agent. means the person specifically authorized by an owner to represent and act on behalf of the owner and to act as an operator, manager, and contact person of a non-hosted short-term rental, and to provide and receive any notices identified in this section on behalf of the owner, applicant, permittee, or authorized agent.

*5. Section 17.800.020, allowed use definitions, is revised to amend the definition of bed and breakfast inns and to include the definition of authorized agent.*

Bed and Breakfast Inns. A Residential structures with one family in permanent residence with up to five ~~guest rooms~~bedrooms rented for overnight lodging, where at least one daily meals ismay be provided to guests subject to applicable health department regulations. The owner or authorized agent shall stay overnight at the bed and breakfast inn while any guest rooms are occupied. A bed and breakfast inn with more than five guest rooms is considered a hotel or motel, and is included under the definition of "hotels and motels."

Short-term rental. Any transient occupancy use of 30 days or less of a dwelling unit or accessory dwelling unit for which the City has issued a short-term rental permit pursuant to this section. The term "short-term rental" shall be used to include all hosted short-term rentals and all nonhosted short-term rentals.

1. Hosted short-term rental means a short-term rental business for which the owner or authorized agent resides at the short-term rental unit and stays overnight at the short-term rental unit while it is being rented.
2. Nonhosted short-term rental means a short-term rental business for which the owner or authorized agent is not required to reside at the short-term rental unit which is rented for transient occupancy pursuant to this section.

## **NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN THAT** the City Council of the City of Ione will hold a public hearing at 6:00 p.m. at its regular meeting on Tuesday, April 6, 2021 to give the public the opportunity to comment on the following item:

**Zoning Text Amendment (ZTA2021-001)** - proposed amendment to the City of Ione Zoning Ordinance to regulate Short Term Rentals, including consideration of home shares and vacation stays, in the City of Ione. Staff has determined that the proposed revision is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Title 14, Chapter 3, Section 15061(b)(3) of the California Code of Regulations.

**DUE TO THE GOVERNOR'S EXECUTIVE ORDER N-25-20, THE CITY OF IONE WILL BE CONDUCTING ITS MEETING VIA TELECONFERENCE. WHILE THIS MEETING WILL STILL BE CONDUCTED IN-PERSON AT CITY HALL, 1 EAST MAIN STREET, THE PUBLIC IS STRONGLY ENCOURAGED TO PARTICIPATE BY CALLING IN USING THE INFORMATION AS PUBLISHED ON THE CITY COUNCIL AGENDA FOR APRIL 6, 2021.**

**PUBLIC COMMENT WILL ALSO BE ACCEPTED BY EMAIL AT [jtraverso@ione-ca.com](mailto:jtraverso@ione-ca.com). ALL EMAILS MUST BE RECEIVED PRIOR TO THE START OF THE MEETING AND WILL BE INCORPORATED INTO THE RECORD. WRITTEN COMMENTS MAY ALSO BE SUBMITTED TO THE CITY CLERK, CITY OF IONE, P.O. BOX 398, IONE, CA 95640 AND MUST BE RECEIVED NOT LATER THAN 6:00 P.M. TUESDAY, APRIL 6, 2021.**

The City Council will consider the recommendation of the Planning Commission made at its regular meeting on March 10, 2020 and will consider the adoption of an ordinance amending the Municipal Code regarding Short Term Rentals, including consideration of home shares and vacation stays.

Additional information on this item is available for public review on the City's website. The material may be made available for review at the Ione City Hall, 1 East Main Street, by appointment.

## **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, or in written or email comments received by the City at, or prior to, this public hearing.

### **ADA COMPLIANCE STATEMENT**

In compliance with the American with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at [jtraverso@ione-ca.com](mailto:jtraverso@ione-ca.com). Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Date: March 26, 2021

Janice Traverso, City Clerk

## Historic Preston Restoration Foundation

### Development Plan Summary

#### CASTLE CITY HERITAGE INSTITUTE

#### **Restoration and Repurposing of Historic Preston School of Industry As Residential Technical Academy for Veterans and Native-Americans Conducted by Historic Preston Restoration Foundation and the City of Ione**

Operated for 117 years for youthful offender rehabilitation, *Preston Youth Facility* was closed by the Department of Corrections and Rehabilitation in June 2011 and authorized as surplus property by Governor Edmund G. Brown Jr. in October 2017.

#### **I – Purpose of Historic Preston Restoration Foundation**

*Historic Preston Restoration Foundation* – registered with the California Secretary of State on August 5, 2016 – is a 501 C-3 nonprofit community organization. The abbreviated title is *The Foundation* or *HPRF*. The primary purpose of the *Foundation* (*HPRF*) is to provide guidance and leadership for the management, restoration, redevelopment, and repurposing of the extraordinary California state historic site that was first established in 1894 as the *Preston School of Industry*.

Within the facility that was closed in June 2011 by the *Department of Corrections and Rehabilitation*, most of the structures are significant historic resources associated with the *National Historic Place* designated in 1974 as *Preston Castle*. *Historic Preston Restoration Foundation* (*HPRF*) from the outset prepared for a transfer acquisition and public endowment by the State of California, for renewal of the area south of *Preston Castle* that formerly served as extensive employee housing for custody and ancillary staff at *Preston School of Industry*.

When Governor Edmond G. Brown Jr. in 2016 received from the *HPRF* board of directors a *Resolution* and request for his support, the Governor's staff referred the correspondence to the department offices of *Corrections* and *General Services*. After reviewing the *Foundation* proposal, department leaders in 2017 determined to surplus the full historic site.

For more than nine years only the *Office of Business Services* at *Mule Creek State Prison* assisted the interests of the local community in maintaining and seeking to protect the infrastructure and the historic significance of *Preston School of Industry*. Since January 2018 approximately 80 acres of the historic site inside and adjacent to the perimeter – is surplus state property.

## II – Creating Castle City Heritage Institute Vocational Academy

Historic Preston School of Industry will be repurposed as a specialized *Vocational Academy*. Members of the *Board of Directors* have specialized professional backgrounds that will facilitate management and improvement of the historic property – for leadership in repurposing as a vocational academy for *Career Technical Education*.

Specialists in all technical trades will advise and provide consultation in planning the curricula for *Career Technical Education* programs at the new *Castle City Heritage Institute*. The historic site will be designated as an *Historic Park District* to include support for tourism development.

Health care services will be provided for students and the community. Through collaboration with cooperating local community agency offices – dental, medical, chiropractic and naturopathic specialties may develop offices at the facility. Specialized health care will be organized to assure there are enhanced services provided through successful regional nonprofit medical organizations.

The *Institute* will be planned at the outset as a *Vocational Academy* that will prepare resident students and supervisors for skilled employment in the region. The *Board of Directors* will provide recruitment of qualified *Veterans* and *Native-American* staff for supervision and training of faculty and student leadership. As individuals and families, military veterans and native people are frequently *underserved* in communities for education and health care services.

The *Institute* will prepare counselling and guidance in combined work and study components for all resident students, related to their major vocational course of study. All *Veterans* organizations and participating *Indigenous Nations* that sponsor students or faculty and funding, will be encouraged to join a sponsoring affiliation.

All indigenous tribal nations will be consulted in planning suitable curricula for the *Vocational Academy*. Work supervisors and students will be recruited from among all participating nations for the vocational *Institute*. Referred by *Veterans Services* county offices, qualifying military veterans will have the exceptional opportunity to study, and concurrently to take maintenance jobs and/or potential student work supervising positions.

Supervision and training will be provided for students and teachers that will serve as *Historic Preston* tour guides, operations and maintenance staff, construction renovation and project supervision. At the outset there will be contracting maintenance staff that are prepared in managing the central utilities operation of the facility – much as provided through service by maintenance personnel from *Mule Creek Prison* since the historic site was closed in 2011. *City of Ione* maintenance staff can be expected to greatly assist in the systematic transition for operation of utilities operation changing to the new property administration.

*Heritage Institute* students will have the unprecedented experience of learning construction trades, horticulture, structural maintenance, and many other career technical skills, as they also study to complete high school and/or online college certification programs. From the outset of acquisition the new *Career Technical Academy* will provide for maintenance and planned improvement of the facility physical plant infrastructure, ongoing program and component planning, curriculum development, and coordination for health care services.

The repurposing development general plan will be updated by staff, and *Foundation* directors every six-months in conference. This will provide for changes as program components are developed. Most importantly, transfer of title needs to be in effect by June of 2021 to provide for funding coordinated with fiscal year 2022.

### **III – Native American and Veterans Residential Vocational Academy**

With advanced funding for infrastructure improvements, *Industrial Arts* facilities at this historic campus of the former *California Youth Authority* – will be the first to be renovated or reconstructed for the innovative *Career Technical Education* programs. Students will have academic study and with trade supervisors will work learning technical skills as they are immersed in numerous individual structural renewal projects, and landscape improvements.

The *Native American Education Consortium* will be a primary sponsoring organization for the versatile educational programs at *Castle City Heritage Institute*. In April 2020, a survey of *Tribal Council* leaders in Utah and Arizona, and recently in South Dakota – found strong interest in new specialized vocational education opportunities for *Native-American* youth and their families.

*Tribal Council* staff with the *Paiute* and *Shoshone* of southern Utah and the *Ute Indian Tribe* of the *Unitah* and *Ourray* reservation – expressed their support for the skill training academy. Leaders anticipate that some students would like to travel from their home areas to attend a residential academy. In northern Arizona, there is a dedicated current *Navajo* leader that has served over two decades for behavior health programs for the nation and for the *Bureau of Indian Affairs*. He believes the *Navajo* nation will especially benefit from the *Education Consortium*.

In South Dakota most recently culture leaders within the nine tribes of the great *Sioux* nation – have expressed support for the planned *Heritage Institute* resident student programs. Several recognized *Tribes* and *Rancherias* have independent gaming operations that can support education and historic preservation by contributing to assist depressed areas on some reservations.

Disadvantaged conditions have existed for some period, and many aging members of tribes such as the *Navajo* near Page, Arizona were more vulnerable to the effects of the corona virus. Specialized vocational programs will be focused primarily for the families of military veterans and tribal native youth that have been underserved by any other opportunities for appropriate vocational education.

*Amador County School District* has an excellent high school vocational training faculty that are well prepared by experience. It will be a goal of the *Institute* to revive and improve all of the industrial arts facilities at the former *Preston School of Industry*. Qualifying students at the *Heritage Institute* will obtain high school diplomas authorized through instruction by credentialed faculty of the *Amador County Schools*.

The interior of *Preston School of Industry* includes facilities for many vocations. Certification in specific technical skills will be planned and offered through industry managers and educator collaboration. There is a need for structural improvements at other schools in the Amador district that annual state revenue income does not meet.

It is recognized that the *Amador Unified School District* has a significant need for infrastructure improvement at several other district schools. With successful expansion of instruction at the *Castle City Heritage Institute* the *Foundation* board of directors could consider applying surplus revenue to assist *Amador Schools* for building improvements at other county school locations.

Technical courses that can be developed from existing on campus facilities, include at least the following: *Masonry, Auto Mechanics, Computer Component Repair, Auto Body and Fender Repair, Horticulture, Advanced Culinary Arts, Technical Printing, Electrical Maintenance, General Electronics*. In addition, there will be interest in *Tourism and Concierge Management, Performing Arts and Cinematography*.

In cooperation with the *Youth and Adult Corrections Agency* and the *California Department of Forest and Fire Protection Academy* (CalFire) – specialized coursework and certification prerequisites in *Fire Safety and Prevention Training, Correctional Practices and Firearms and Fitness Training* – will be developed at the *Institute*.

#### **IV – Historic Park District of Historic Preston School of Industry**

One of the major vocational programs that is a component unique to the facility from the beginning of its repurposing – will be the function of regional tourism. Within the double fenced perimeter of the former juvenile detention facility, more than 85 acres was extensively developed through the 117-year period after the completion of the former administration building.

Most of the buildings were constructed completely of red brick consistent with the first administration building that was closed and abandoned in 1960. Much of the brick was made by wards in the early days of the *Preston School* state detention center that became the first *California Youth Authority* institution in 1947. The original *Preston Castle* was designated a *California Historic Landmark* in 1967.

From the outset directors of the *Foundation* will prepare development of the historic site for operation as a specialized *Historic Park District*. Students at the *Academy* will have the unique opportunity to learn advanced technical skills as they work directly with supervisors in structural rehabilitation and new construction projects.

All of the rustic brick structures completed through the mid-20<sup>th</sup> century – are recognized as *Historic Resources* associated with the original *Preston Castle* – since adoption of the 1983 *California Historic Preservation Act*. *Preston Castle* since 1974 is on the *National Registry of Historic Places*. About twelve acres with the *Historic Landmark* that was the first administration building from 1894 – is now managed by the *Preston Castle Foundation* organization.

After 2017 with the adoption of Senate Bill 814, about 80 acres of the iconic campus called *Historic Preston School of Industry* – became a very unique surplus state property in 2018. Leaders of the *Historic Preston Restoration Foundation* have developed the educational model for all features of the repurposed facility. As a primary function in re-opening, *Foundation* directors will design and operate a specialized tour program for the interior of the historic site.

Special activities for the community such as religious services and recreational programs will be coordinated with the *City of Ione* – the local government that has hosted the iconic facility from the beginning in 1894. Old *Preston School of Industry* with most of the buildings as historic resources, will be designated an *Historic Park District*, through the *State Office of Historic Preservation*. As the repurposing program is extended, the tours will be adapted to allow visitors to observe projects of the renewal and restoration efforts.

Many of the buildings have significant museum elements that will enhance how the history of the institution will be prepared for presentation by trained tour docents. Visitors will be able to learn how young men detained as wards – might have experienced their time at *Preston School* both good and bad. As a teenager in the 1950's country singer Merle Haggard was a ward at *Preston School of Industry*. Merle was sent there twice before launching his extraordinary singing career.

*Foundation* directors will confer with leaders of all nations and *Tribal Councils* – to determine specifically the program services for interested veterans and native students and faculty. All of the special services and programs developed in the former *Preston School Industry*, will be through coordination with state agencies and with support by the office of the Governor. Directors recommend a team effort especially with staff and *City Council* of the *City of Ione*.

State agencies that serve related functions, include the *California Natural Resources Agency*, the *Department of Parks and Recreation*, and the *State Historic Preservation Office*, as well as the *Youth and Adult Correctional Agency* and the *Department of Forest and Fire Prevention* (CalFire). These cooperating state agencies will have the potential opportunity throughout the development, to match project funding by the *Consortium* and the *Bureau of Indian Affairs*, for designated rehabilitation projects designed for selected *Historic Preston* structures.



## V – Veterans Circle Housing Renewal

In 2013 the residential area external to the perimeter of the former *Preston Youth Correctional Facility*, was reassigned as surplus. Approximately 17 acres was operated as specialized lodging for active-duty custody staff at the institution prior to its closing in June 2011.

This unique residential area was identified as *Veterans Circle* from as early as the 1950s when the 24 living units or cottages were first constructed. The *Veterans Circle* former staff housing area is planned for redevelopment and repurposing as specialized residential property primarily for native youth and military veterans and faculty and student teachers that serve at the *Institute*. This versatile area will be adapted for the technical and construction trades educational programs.

There were 485 employees at *Preston Youth Facility* just before it closed. Many staff asked that Mule Creek prison might continue to operate the residences. There are a disproportionate number of military veterans in the Amador foothills region. And it is an interesting coincidence that the name *Veterans Circle* was given to the area, perhaps as a recognition of the devoted service of *veteran youth correctional staff* that served for many years at *Preston School of Industry*.

All indigenous tribal nations will be consulted in planning suitable curricula for the *Vocational Academy*. Work supervisors and students will be recruited from among all participating nations for the vocational *Institute*. Referred by *Veterans Services* county offices, qualifying military veterans will have the exceptional opportunity to study, and concurrently to take maintenance employment and/or potential student work supervising positions.

Supervision and training will be provided for students and teachers that will serve as *Historic Preston* tour guides, operations and maintenance staff, construction renovation and project supervision. At the outset there will be contracting maintenance staff that are prepared in managing the central utilities operation of the facility – much as provided through service by maintenance personnel from *Mule Creek Prison* since the historic site was closed in 2011.

The first residential programs will be initiated with the renovation or replacement of the structures on *Veterans Circle* and *Palm Drive* in the historic facility. This 17-acre area has deteriorated substantially over the last decade. Mule Creek prison maintenance staff were responsible for keeping the water and sewer lines operational.

There is the goal to redevelop the original staff housing on *Veterans Circle* for students and work supervisors that will support work projects together as a team. Student enrollment will have tuition funding by referral from their *Reservation* or *Rancheria Tribal Councils*. The *Bureau of Indian Affairs* may also provide tuition costs directly to the students. With the referral of ten students from each *Tribal Council*, one or two supervisors will be assigned. Usually at least one supervisor will be from the same rancheria or tribe as resident students in the group.

Resident students will share special housing units with ten to twelve students organized as team support groups. Some students and supervisors that are familiar with the local area region may choose to reside off campus when they can actively participate in program components with a uniform team support group.

Athletic programs will be important. The campus has a very large gymnasium with four full size basketball courts. There is the extensive athletic track with level football and soccer fields. The number of 10 or 12 students per group can coincide with athletic programs such as football and basketball that require twelve players and five players.

## **VI – Health Care Management Program**

*Career Technical Education* programs of the specialized academy will be the first established educational programs within the new repurposed facility to be *Castle City Heritage Institute*. Specialized health care will be organized to assure that enhanced services provided through successful regional nonprofit medical organizations.

Discussions with physicians and other health care leaders, indicates that the former *Outpatient Housing Unit* can be appropriately renewed as a health care facility that will serve not only resident students and supervisors, but the Ione community at large.

Funding for this purpose was sought last Summer 2020 after Governor Gavin Newsom opened up to 600 million dollars in funding statewide under the *Home Key* program goal for assisting *homeless* families. Transfer of title to the local *Historic Preston* community organization will be superior to the state leasing proposal originally offered to improve the historic site. Program management by the *Foundation* is needed as soon as possible.

In January 2020, an unexpected public health condition arose that began in Wuhan, China the previous November 2019. This public health situation spread to other nations and America, and quickly became known as the *Corona Virus (or COVID -19)*.

Spread of the previously undefined virus led to some misinformation without the clearest virology science. Advanced science indicates that 99 percent of the normal population is asymptomatic or find mild symptoms end within 10 to 14 days. Healthy children benefit by returning to their sanitized school classrooms.

The recorded decline in positive test cases where the mask policy is optional has demonstrated that the corona virus is weakened quickly through the health process of improved immunity and known therapeutic treatments. The changing need for temporary housing for underserved veterans, as a strong contributing group in California, has grown disproportionate to the population over the last 16 years.

For this reason, the *Foundation* plan to redevelop *Historic Preston School of Industry* has become even more essential, especially for health education purposes. The community *Foundation* board of directors will lead and support the need for a coordinated effort by local and state resources to facilitate the most effective use of this iconic historic site. Professional program administration will provide coordination, supervision, and planning for guidance and counselling and mental health components for non-resident and resident veterans.

The federal *Department of Veterans Affairs*, and the *Northern California Veterans Health Care System* leadership, will be encouraged to assist in planning and providing initial counselling services and residential placement. These agencies will also recommend appropriate funding.

As the residential program develops, participating counselling and coordinating staff, will have consultation training in referral and treatment procedures. Components of the mental health services will be coordinated through the *Program Administrator* and *Business Administrator* for cooperating organizations that actively participate in the counselling program – such as *Nexus*, *Victory Village Veterans Center*, or the *Amador Tuolumne Community Action Agency*.

There will be the recommendation for the *Veterans Services Office* to be located at the former *Fire Training Pre-Camp* through cooperating local agency coordination. Gradually increasing the number of improved residential units will increase the capacity to serve client student residents. Following a general plan for the *Veterans Circle*, the families of all resident students sponsored by a *Tribal Council* or the *Veterans Services* coordinator – will receive specialized program services. Often families will find unrecognized veterans' benefits.

Conditions associated with business and school closings secondary to the Corona virus – have created a substantial increase in social and mental health problems and homelessness throughout California. This condition raises concerns and demonstrates a more urgent need to prepare repurposing of the *Historic Preston* campus – especially for adaptive residential programs that can provide new housing opportunities and reduce homelessness for *Veterans* families throughout the state. Students that desire to return to their home region for technical employment will be able to enhance the economy and upward mobility of many within their communities.

## **VII – Transition to Community Management of the Historic Site**

Staff serving *Historic Preston Foundation* in property management will prepare the site for matching funded sources. Transitional funding to the *Foundation* with the transfer of the surplus historic site from the *Department of Corrections and Rehabilitation* – will completely eliminate the budget cost to Mule Creek prison that has managed and maintained the property at a cost of about *five million* since June 2011. Current state funding of only *three million* to the *Foundation* is expected to be matched by *Tribal* tuition income and endowments for the first academic year.

*Tribal Councils* that support students and supervisors through tuition and project funding, Veteran organizations led by the county *Veterans Services Office*, the federal *Bureau of Indian Affairs*, educational endowments, and state government matching funds – will provide operating revenue for the first year. The office of the Governor and/or the legislature can authorize matching funds to begin the preservation of the historic buildings in *Castle City Heritage Institute*.

During the first five years when about four staff were managing maintenance until 2016 – the annual utilities and personnel cost was generally more than five hundred thousand dollars. *Corrections* department costs for the historic site through *Mule Creek Prison* for personnel and utilities – averaged between four and five hundred thousand dollars during the last five years.

As a nonprofit group the direct costs to the local *Foundation* are significantly reduced through community volunteer support, endowments and obtaining specialized project service contracts that limit overhead and simplify personnel expenses.

Even through providing an expanded level of grounds maintenance and landscape improvements of the historic site, operating costs for the community *Foundation* board of directors, will be less than the cost over the ten-year period since the facility closed in June 2011. In 2017 there was an additional expense of about one hundred thousand dollars – when the prison business office had to remove the imposing *Redwood* trees from the *Palm Drive* entrance to the historic facility.

Unfortunately, those beautiful old growth *Sierra Redwood* trees had succumbed to the condition of inadequate water during the previous three-year drought period. During that same period *State Capitol* grounds flora and trees were exempted from the relatively severe water rationing criteria.

Beginning in 2019 the community organization directors of *Historic Preston Foundation* recommended a general surplus property lease contract to begin in August 2020, with funding for the maintenance plan to be retroactive. But that proposal was not accepted by *Corrections* officials in a letter from their *Facilities Division* office to the *Foundation* in October 2020.

Officials commended *Historic Preston Foundation* leaders on the viable repurposing plan but suggested other state departments might want to deal with the property already in surplus status. Experience over three years with other state departments found that most are not interested in the former *California Youth Authority* facility – largely because of more than 44 million dollars that *Correctional* leaders first estimated will be required to bring the infrastructure up to standard and improve this iconic historic site.

## **VIII – Recommended Cooperative City and Foundation Acquisition**

The challenging project of repurposing the *Historic Preston* site will best be accomplished through a collaborative effort of the community *Foundation* and the *City of Ione*. State officials asked that the property be taken by local government when it was closed. But funding for any improvement of the site was not included in that request.

A *City Council Resolution* to then Governor Brown was a leading factor that kept the property utilities operational when it closed. In addition, the *Board of Supervisors* through the county counsel reminded *Corrections Department* officials that hard closing the institution would be a violation of the *California Environmental Quality Act* (CEQA).

A current formal *Ione City Council Resolution* with an additional letter for the Governor and officials of the *Youth and Adult Corrections Agency* – will demonstrate strong support for the *Historic Preston Restoration Foundation* to receive full transfer of title in the surplus portion of the historic facility with an initial three million dollars in funding.

Through this donation the projected annual *Mule Creek* prison budget will be reduced by about 500 thousand dollars annually when the historic site is transferred. This limited contribution to the community *Foundation* will not only end the more expensive annual costs to Mule Creek prison for personnel in the difficult maintenance assignment over the last ten years. The revenue will also be a major first step in beginning the community development of the excellent plan for *Castle City Heritage Institute*.

This will generously assist state government to accomplish what might have been done at the time ten years ago when the facility was given a *warm closing* in June 2011. Significant cost savings to the *Correctional Agency* can be passed through by the funding of three million dollars with the surplus property to the *Historic Preston Restoration Foundation*.

The resident student tuition from participating *Tribal Councils* is currently indicated to be placed at \$75,000 per student for tribes that receive gaming operation income. Most state compacts require a percentage of gaming operation income be directed for education and historic preservation. Often tribes are seeking vocational education opportunities that have not been available, and therefore youth are sent to inappropriate traditional academic college programs.

This anticipated additional revenue can bring the *Institute* operating budget up to about \$6,000,000 during the first year. Current planning for recruitment and staffing of the *Institute* opening program indicates an initial student and supervisor enrollment of about 40 residents.

The *former Preston School* property that *is not surplus* – surrounding the double fenced perimeter of the historic site – is recommended to be transferred directly to the *City of Ione* with essential state funding with the beginning of fiscal year 2022. The amount of area in the *Historic Preston* acquisition by the City – will depend on the current use by the adjacent *Fire Training Academy* operated by the *California Department of Forest and Fire Prevention* (Cal-Fire).

The repurposed facility can become financially uniform within a year because of interest in the residential academy that has been shown by *Tribal Council* leaders of at least six indigenous nations, including the local *Ione Band of Miwok Indians*. The *Native-American Education Consortium* can be created and funded when the surplus historic site transfer is accomplished.

## **IX Recommended City of Ione State Funded Acquisition of Non-Surplus Land**

The *Historic Preston* site outside the fenced perimeter is not surplus land. The *California Department of Corrections and Rehabilitation* made the *Fire Training Pre-camp* facility available for the adjacent *Forest and Fire Prevention Academy*. The *Cal-Fire Academy* has not made use of this land since *Preston School of Industry* was closed. This historic property includes about 120 acres outside the perimeter that is mostly undeveloped.

On the east side the *Historic Preston* land slopes in an oak wooded forest up to the boundary of the City with Amador county. At the top of the scenic oak forest about five hundred yards to the City limits, there is located one of the first historic structures built of brick about 100 years ago. An entirely new water treatment system was installed in the white brick operations building about one year before the facility was closed.

*Mule Creek prison* stationery engineering staff have kept the water and adjacent pump system operating efficiently. This new water treatment system could provide more water to the City as it produces far more than is needed by the historic institution that is within the fenced perimeter.

With the historic land to the northeast there is a low-lying area that was a former sanitary land fill. To the north the property includes the *Preston Reservoir* that was a catch basin to support treated water throughout much of the history of the facility. There are the relics of an old dairy barn that was built and operated by wards at the *School of Industry*. Also the historic cemetery for the first wards at the school – that is near current land developed by the *Cal-Fire Academy*.

To the east and north of the *California Historic Landmark* there is a 25-acre scenic forested area with many eucalyptus trees that should be developed for current recreational purposes. State government will benefit by the planned development of all the *Historic Preston* land. When the institution was closed in 2011 there were 485 employed. Many transferred to other facilities or retired. About 40 percent of those employed were local Amador county residents. Loss of an estimated 194 jobs represents reduced local annual business activity of about \$19.4 million.

There are many suggested recreational uses of the property. Mountain bike trails will be suitable in the sloping oak forest area to the east. A dog park and walking paths in the level areas to the northeast. A petting zoo and/or guided nature trails with picnic tables with parking north of *Preston Castle*. These activities will coordinate well with tours of the *Castle* and planned inside the new career *Technical Academy* for the families of *Veterans* and *Native-Americans*.

The *Youth and Adult Corrections Agency* is recommended to support legislation for the transfer with *substantial state funding* to the *City of Ione* – all of the *Historic Preston* site that has not been made surplus. For new development of these areas outside the perimeter, about fifty million in state funding is recommended. The surplus property inside the perimeter to be transferred to the *Historic Preston Foundation* with the recommended three million, to eliminate the higher cost of maintenance to *Mule Creek Prison* over the last ten years.

## **X – Heritage Institute Administration**

### Program Administrator

Opening the *Vocational Academy* the program administrator will plan and manage projects associated with the transition in repurposing the *Historic Preston School of Industry*. The program administrator will guide interaction between stakeholders that include local governments, state agencies, *Tribal Councils* and *Veterans* advocacy groups. The program administrator will coordinate services by local agencies that may include staff of the *Amador County Schools*, the *Amador Tuolumne Community Action Agency*, the county *Behavioral Health Services*, and other potential special project contributors. There will be training and supervision of assigned staff including work training supervisors, counselors, and special project managers.

### Business Administrator

The business administrator will manage program accounting income and expenses in the operation of the repurposed historic site. The business administrator will report the current status of the program budget and keep management staff apprised on use of funds to support expenditures consistent with projected budget income. Through knowledge of contributing agencies, personnel and projects, the business administrator will be able serve as the primary facility manager in the absence of the program administrator. Training of staff in accounting procedures and budgeting will be an additional responsibility of the business administrator.

### Plant Operations Manager

All utility systems, buildings, installations, and grounds in the facility – are the supervisory responsibility of the plant operations manager. There will be close facility cooperation and functional preparation with the maintenance department at *Mule Creek State Prison* that has been responsible for keeping utility systems in satisfactory operating condition (*warm*) during the ten years since the historic site was closed. Utility systems and land that is adjacent to and/or associated with systems for *Historic Preston Castle* – will be supported for operation in cooperation with assigned directors of *Preston Castle Foundation* – that since 2014 has special conditional ownership of the *California Historic Landmark*.

### Food Service Manager

The food service manager will develop the central plan for all aspects of the institutional food service programs. Plenary models for cafeteria services will be submitted for review by *Foundation* directors and by referral agencies and public health staff inspection. The food service manager will lead and organize the opening of the former *Fire Training Pre-Camp* facility prior to the opening of the 2021 – 2022 school year – to provide for short term residents and students enrolled in the *Institute* academy.

An assessment will determine when facility cafeterias may serve non-residents. Cost accounting for the number of residents and others that are served – will be the responsibility of the food service administrator. The food service administrator provides for recruitment of food service staff and training of supervisors, students, and faculty.

### Health Care Services Manager

The former *Outpatient Housing Unit* is situated on the lower floor of a bilevel historic brick building that still has equipment that was used operating the original *Historic Preston* facility. The health care services manager with significant experience in the delivery of effective medical care and treatment, will guide and direct planning for the renewal and improvement of the former medical offices. The health care services manager will plan for the former *Outpatient Housing Unit* building to be adapted for general medical and naturopathic health care that can serve the entire Ione community as well as students and residents of the *Vocational Academy*.

### Residential Facilities Manager

The manager of residential facilities – with experience in college residence hall and dormitory management – will organize planned transitional lodging located at the *Fire Training Pre-camp* facility. Access to the newly improved structures in *Veterans Circle* will gradually increase as *Native-American Tribal Councils* continue in the process of referring students and technical training supervisors. The residential facilities administrator will determine resources that are needed and assure that students have an atmosphere conducive to learning in a high standard of health and safety. Ongoing residential operating income and cost estimates will be conducted.

*Mark Tresner, Chairman*  
*Oral M. Custer, Ed.D., Associate Chairman*  
*Leon Panos, Director of Finance*  
*Chase H. Price, Director Alternate*  
*Dana Calhoun, Director Alternate*

*Mindi Anderson, Director of Administration*  
*Dr. Arnold Zeiderman, Director of Research*  
*Richard Johnson, Director of Public Relations*  
*Xazmin Custer, Ph.D., Director Alternate*  
*Melissa Rasmussen, Director Alternate*

*Updated 2 March 2021*



A RESOLUTION By The CITY COUNCIL Of The CITY Of IONE

WHEREAS In IONE – The Castle City – the former site of the *Historic Preston School of Industry* was closed by the *California Department of Corrections and Rehabilitation* in June 2011 – without a plan for subsequent use of the institution that employed approximately 485 staff;

AND WHEREAS The nonprofit community organization *Historic Preston Restoration Foundation* has developed an exceptional project plan for repurposing the former *California Youth Authority* site – to serve as a specialized *Career Technical Academy* for the students and families of *Veterans* and *Native-Americans*;

AND WHEREAS The City Council has recommended donation of title in the surplus property to the *Historic Preston Restoration Foundation* with three million dollars – to eliminate an average annual cost of maintenance of \$500,000 at the historic site for *Mule Creek Prison* over the past ten years;

AND WHEREAS *California Rancherias* and *Tribes* will have a select opportunity to provide endowment support and tuition for students at the *Career Technical Academy* in accordance with their state compacts that include devotion of special gaming operation income to education and historic preservation;

AND WHEREAS The northern California foothills region will especially benefit by planned development of up to 120 acres that is not surplus property by the City of Ione – for parkland use such as light wilderness nature areas, mountain bike trails, picnic areas, and potential support for the restoration of *California Historic Landmark Preston Castle*;

AND WHEREAS The City of Ione with state funding will support development of a new tertiary waste water treatment facility to meet contract compliance by the *Youth and Adult Corrections Agency* with the prison expansion in 2014 – and potentially settle issues of litigation by other parties over system waste water pollution of groundwater near the prison;

AND WHEREAS Operation of the former *Preston Fire Training Pre-Camp* by the City of Ione contracting for counselling offices and shelter for the families of disadvantaged *Veterans* – will support the goals of the *Career Technical Academy* developed by *Historic Preston Restoration Foundation* – and will provide opportunity for instruction directly related to preparation for cadet fire training at the *Cal-Fire Academy* with available state and federal matching funds;

NOW THEREFORE BE IT RESOLVED THAT

The Governor by executive order effect the transfer of the former *Preston School of Industry* that is *not surplus* property with state funding of \$70 million – to the *City of Ione* to be repurposed for parkland, education, mental health, and housing for disadvantaged families; and that title in the surplus property be donated to the *Historic Preston Restoration Foundation* with three million dollars to replace any future cost of maintenance by *Mule Creek Prison*.

Janice Traverso  
City Clerk

Stacey Rhoades  
Mayor

#5

Janice Traverso

**From:** Diane Wratten  
**Sent:** Tuesday, March 23, 2021 11:44 AM  
**To:** c.dreike; Stacy Rhoades  
**Cc:** Janice Traverso  
**Subject:** Re: Local Control Supported now by 400 electeds

Please include me as a YES supporter of your efforts on this very important issue.

Thank you,  
Diane Pinger Wratten  
Ione City Council

Get [Outlook for iOS](#)

---

**From:** c.dreike <c.dreike@verizon.net>  
**Sent:** Tuesday, March 23, 2021 11:34:17 AM  
**To:** Stacy Rhoades <srhoades@ione-ca.com>; Dominic Atlan <datlan@ione-ca.com>; Dan Epperson <Depperson@ione-ca.com>; Diane Wratten <dwratten@ione-ca.com>; mcgraw@ione-ca.com <mcgraw@ione-ca.com>; Janice Traverso <JTraverso@ione-ca.com>  
**Subject:** Local Control Supported now by 400 electeds

Dear Mayor and Council of Ione, City Manager and City Clerk,

I am following up on an email sent to you by Torrance City Councilman Mike Griffiths on Saturday 3/20.

In addition to the nearly 400 local electeds such as you, 56 cities support local control with resolutions. All these electeds and cities have joined with California Cities for Local Control. See us at [www.localcontrolca.com](http://www.localcontrolca.com).

Will you join us in opposing the state takeover of your State Constitutional rights to control how your city is run?

Please favor Torrance City Councilman Mike Griffiths with a reply of YES to join us. Or let us know why you would not join us.

Take a look at our website and see how the power of CCLC has flipped The League of California Cities to supporting local control by opposing SB9.

Attached is a sample resolution you can use to create a resolution of support for Ione.

Please join us AND be sure to let your Senator and Assembly Member know that you want Local Control, not state control.

If you pass a resolution, please reply. There is power in numbers. We need you. You need us.

There are now 50 bills in the Senate and Assembly laying in wait to reduce local control inch by inch.

Best Regards,  
Chris Dreike

for CCLC and Councilman Griffiths  
310-214-2175  
[www.localcontrolca.com](http://www.localcontrolca.com)

And a quote from Redondo Beach Mayor Bill Brand who is working with Assemblyman Al Muratsuchi to end the nonsense with a constitutional amendment. See ACA 7.

“Unfortunately, the California State Legislature has decided that the housing affordability crisis is the fault of local governments controlling the amount of residential development in their communities. They have now passed several laws - and considering more - to strip communities of their ability to balance their budgets, control traffic, and fund basic services like police and fire. It’s time for local officials to pay better attention and start pushing back on State bills that threaten the quality of life of residents all across California. Our State elected officials should be working collaboratively with our communities, not turning over our cities to developers, trade unions and out-of-town investors who fund their campaign

Bill Brand  
Mayor  
Redondo Beach  
310-809-4405

RESOLUTION NO. \_\_\_\_\_

RESOLUTION OF THE COUNCIL OF THE CITY OF \_\_\_\_\_  
EXPRESSING SUPPORT FOR ACTIONS TO FURTHER STRENGTHEN LOCAL  
DEMOCRACY, AUTHORITY, AND CONTROL AS RELATED TO LOCAL  
ZONING AND HOUSING ISSUES

WHEREAS, the legislature of the State of California each year proposes, passes, and has signed into law a number of bills addressing a range of housing issues; and

WHEREAS, the legislature of the State of California does not allow sufficient time between each legislative cycle to determine if the legislation is successful in bringing about the change for the State of California's housing issues; and

WHEREAS, the majority of these bills usurp the authority of local jurisdictions to determine for themselves the land use policies and practices that best suit each city and its residents and instead impose mandates that do not take into account the needs and differences of jurisdictions throughout the State of California; and

WHEREAS, the ability of local jurisdictions to determine for themselves which projects require review beyond a ministerial approval; what parking requirements are appropriate for various neighborhoods within their jurisdiction; what plans and programs are suitable and practical for each community rather than having these decisions imposed upon cities without regard to the circumstances of each individual city; and what zoning should be allowed for residential properties is a matter of great import to the City of \_\_\_\_\_ among other items related to local zoning and housing issues; and

WHEREAS, the City Council of the City of \_\_\_\_\_ feels strongly that our local government is best able to assess the needs of our community and objects to the proliferation of State legislation that deprives us of that ability;

NOW, THEREFORE, the Council of the City of \_\_\_\_\_ resolves as follows:

Section 1. The City of \_\_\_\_\_ is opposed to the current practice of the legislature of the State of California of continually proposing and passing multitudes of bills that directly impact and interfere with the ability of cities to control their own destiny through use of the zoning authority that has been granted to them.

Section 2. The City of \_\_\_\_\_ will explore various ways to protect the ability of cities to retain local control over zoning as each individual city within the State of California is best suited to determine how the zoning in their city should be allocated in order to meet the housing needs of the community.

Section 3. The City Clerk shall certify to the adoption of this resolution and shall cause this resolution and his/her certification to be entered in the Book of Resolution of the Council of this City.

# Agenda Item

# 6

DATE: April 6, 2021  
TO: Honorable Mayor Rhoades and members of the City Council  
FROM: Lori McGraw, Interim City Manager/Finance Director  
SUBJECT: Approval of RFP for Engineering Services

---

**RECOMMENDED ACTION:** Council is being asked to review, propose changes and approve content of the attached RFP for engineering services. If approved staff will place the RFP out for advertising.

Motion: \_\_\_\_\_/\_\_\_\_\_.

**FISCAL IMPACT:** Impact has yet to be determined.

**BACKGROUND:** As part of implementing the City's Best Management Practices, the City needs to complete an RFP for engineering services. The current contract with Coastland Engineering will expire on June 30, 2021. This Request for Proposals no longer includes the provision for Building Department Services to be provided.

**Attachments:** Draft copy of City of Lone City Engineer Services RFP

## **CITY OF IONE REQUEST FOR PROPOSAL ENGINEERING SERVICES**

The City of Ione is requesting proposals from qualified civil engineering firms to provide City Engineer services to the City. As the City Engineer, the firm will be expected to play a proactive role in helping the City Council and City Staff make appropriate decisions regarding City infrastructure. As City Engineer, the selected firm will be expected to provide a wide range of engineering services.

To be considered, three (3) copies of a proposal must be submitted to Lori McGraw, Interim City Manager, 1 East Main Street, Ione, CA 95640 by **4:00 p.m. Monday, May 10, 2021.** The City reserves the right to reject any or all proposals submitted.

During the evaluation process, the City of Ione reserves the right, where it may serve the City's best interest, to request additional information or clarification from proposers, or to allow corrections of errors or omissions. At the discretion of the City of Ione, firms submitting proposals may be requested to make oral presentations as part of the evaluation process.

The City reserves the right to retain all proposals submitted and to use any idea(s) in a proposal regardless of whether that proposal is selected. Submission of a proposal indicates acceptance by the firm of the conditions contained in the request for proposals, unless clearly and specifically noted in the proposal submitted and confirmed in the contract between the City of Ione and the firm selected.

It is anticipated the selection of a firm will be completed by **May 27, 2021.** Following the notification of the selected firm, a recommendation and proposed contract will be prepared for review and approval by the City Council at its **June 1, 2021** meeting. The City reserves the right to reject any or all proposals, to waive any non-material irregularities or information in any proposal, and to accept or reject any items or combination of items.

### ***Background Information***

The City of Ione, located in Amador County, offers the perfect blend of small town charm and quality living. Its quaint character and convenient location just 30 miles south east of Sacramento make it the perfect place to work, live, and play. Incorporated in 1849 and located in Amador County the Town comprises 4.7 square miles with a population of approximately 7,703 (this figure includes the Mule Creek prison population). The City has an operational budget of \$6.5 million and 17 employees. Ione is known for its small-town atmosphere and its outstanding quality of life. Additional information about the City of Ione can be obtained on the City's website at: <http://www.ione-ca.com>.

## **General Conditions**

- The City of Lone shall not be liable for any pre-contractual expenses incurred by the any contractor, nor shall any firm include such expenses as part to the proposed cost. Pre-contractual expenses include any expense incurred by a proposal and negotiation any terms with the City.
- The City reserves the right to withdraw this RFP at any time without prior notice and to reject any and all proposals submitted without indicating any reasons. Any award of contract for services shall be made to the firm best qualified and responsive in the opinion of the City.
- Proposals may, at the City's option, be rejected if they contain any alterations, additions, conditional or alternatives, are incomplete, or contain erasures or irregularities of any kind. The City reserves the right to reject any and all proposals. The City expressly reserves the right to postpone submittal opening for its convenience and to reject any and all submittals responding to this RFP.
- The selected firm must agree to indemnify, hold harmless and defend the city, its officers, agents and assigns from any liability or loss resulting from suits, claims, or actions brought against the City which result directly or indirectly from the wrongful or negligent actions of the consultant in the performance of the contract.
- The selected firm will be required to comply with all existing State and Federal labor laws including the applicable to equal opportunity employment provisions.
- The City reserves the right to negotiate special requirements and proposed service levels using the selected proposal as a basis. Compensation for services will be negotiated with the selected firm.
- All responses to this RFP shall become the property of the City of Lone and will be retained or disposed of accordingly.
- No amendments, additions or alternates shall be accepted after the submission date and time.
- All documents, records, designs and specifications developed by the selected firm in the course of providing services for the City of Lone shall be the property of the City. Anything considered to be proprietary should be so designated by the firm.
- Acceptance by the City of any proposal submitted pursuant to this RFP shall not constitute any implied intent to enter into a contract for services.
- The City reserves the right to issue a written notice to all participating firms of any change in the proposal submission schedule should the City determine, in its sole discretion, that such changes are necessary.

## **NATURE OF SERVICES REQUIRED**

### ***General and Project Management***

- Serves as the City's Engineer.
- Manages all aspects of civil engineering, plan checking, development conditioning and capital project management for the City.
- Review all matters pertaining to engineering to insure that undertakings proposed and implemented by the City and others are done in a manner that protects the City's interests, and are in keeping with City goals, specifications and practices as well as with local, state and federal laws.
- Assist in planning, coordinating, supervising and evaluating programs, plans, services, equipment and infrastructure.
- Develops and recommends policies and procedures for effective operation of the City consistent with City policies and relevant laws, rules and regulations and ensures Councils actions are implemented.
- Evaluates the City's needs and formulates short and long range plans to meet needs in all areas of Public Works improvements, including streets, water, sewer, storm drainage, street lights, parks and facilities.
- Provides engineering services on projects and oversees project management for the construction of municipal public works projects.
- Reviews land use applications and construction plans for private developments for consistency with City adopted engineering specifications, City policies and relevant laws, rules and regulations and ensures council actions are implemented.
- Ensures that costs and fees are charged back to development projects; works with the Public Works Superintendent to monitor charges and revenues associated with development projects.
- Makes presentations to the public, City Council and commissions.
- Be available to the public and private developers to handle matters dealing with the engineering functions of City government.
- Maintain, at City Hall, municipal engineering records and maps required to insure accurate information is available to the City and public.
- Prepare reports, investigations, studies and evaluations as, from time to time, may be required and directed by the City Manager or his designee.
- Perform other engineering related functions as directed by the City Manager or his designee
- Advise the City as to engineering and construction financing available from other government agencies, and when so directed, prepare and initiate applications for funding. Also serve as Resident Engineer when required pursuant to Caltrans/Federal requirements.
- Assist clerical staff in management of records relating to engineering. Serve as liaison to the Public Works Director for engineering related matters. Provide public information regarding municipal engineering matters.



Preparation of capital improvement projects, improvement plans, specifications, bid documents and public improvement project management.

- Solicit proposals for capital improvement project design work.
- Review and evaluation of bid submittals.
- Provide construction observation and management during the course of City projects. Act as Resident Engineer. Assist with inspection, approval of payments, cost estimating, filing of notices and other related tasks.
- Coordinates activities with other departments and outside agencies to obtain various approvals and agreements such as environmental clearances, permits, land acquisitions and rights-of-way for assigned engineering projects.
- Under general direction, plans, organizes and administers a real property program for the acquisition and disposition of City owned property as it relates to engineering projects.
- Negotiates land acquisition, disposition, easements, agreements, leases and other assorted property rights as it relates to engineering projects.
- Coordinates appraisal of residential, commercial, industrial and agricultural properties for acquisition, disposition, lease etc, as it relates to engineering projects.

#### **Development Review Function**

- Review proposed improvements and land developments and provide recommendations as to engineering matters to insure conformance with City ordinances and State law.
- Perform statutory functions of the City Engineer pertaining to the review and checking of lot line adjustments, parcel and tract maps, including tentative, final and vesting maps. Ensure map conformance with State Subdivision Map Act and City ordinances.
- Provide a "turn around" checking time for maps and improvement plans generally not to exceed two weeks for the first plan check and the application has been determined complete. The Engineer shall be responsible for notifying the applicant in writing of any final plan or final map deficiencies with (30) days, specifying those items needed to complete the application.
- Establish performance, labor and material bond amounts when required and insure the posting of such bonds with the proper time sequence of such development control.
- Provide necessary and related functions as are the normal practice of the City Engineer in control of private development.

#### **REQUIRED PROPOSAL ELEMENTS**

The ideal firm should have extensive experience in municipal engineering, including public water and sewer systems, planning and reviewing of construction projects (public and private), preparation of feasibility reports, and construction inspection.

The proposal should be as brief as possible while adequately describing the qualifications of the firm.

Proposals are to be submitted in the same envelope, clearly marked with the firm's name, address and phone number.

Response proposals must include:

- Cover letter: In no more than two (2) pages the firm should provide the name, address and phone number of the primary contact, any qualifying statements or comments regarding the proposal and identification of any sub-consultants and their responsibilities. The signed letter should also include a paragraph stating that the firm is unaware of any conflict of interest in performing the proposed work.

Qualifications: This portion should include the name of the person who will be responsible for the management and administration of engineering services with the City with a resume of that person's experience and qualifications, the names and resumes of the assigned staff and sub-contractors, relevant technical experience and the availability of the staff for the services. After selection of a firm by the City, no substitution of key staff or sub-contractors may occur without the written approval of the City.

- A list of related projects should be included with the name of the contact person and the telephone number for which the firm as recently or currently provides services under the scope of work.
- Scope of Work: The firm shall describe the proposed work by task, including any tasks to be performed by sub-contractors.
- Compensation: The proposal must include a detailed compensation proposal for services. Describe how the firm intends to provide engineering services on either an hourly rate or retainer. Define what type(s) of work considered to be extra or specialized work that would be billed in addition to basic services. State the hourly rates for the designated City Engineer and associates for general work and specialized services. Define the type and unit rates for reimbursement for expenses such as mileage, reproduction of documents, faxed documents and word processing charges. The Firm shall indicate the minimum increment of time billed for each service including phone calls, correspondence and personal conferences.
- Acceptance of Conditions: This section will be a statement offering the firm's acceptance of all conditions listed in the Request for Proposal document. Any exceptions or suggested changes to the RFP of any contractual obligations, including the suggest change, the reasons therefore and the impact it may have on cost or other considerations on the firm's behalf must be stated in the proposal. Unless specifically noted by the firm, the City will assume that the proposal is in compliance with all aspects of the RFP.

## **EVALUATION AND SELECTION PROCESS**

The City intends to retain the engineering services of the individual or firm evaluated to be the best qualified to perform the work for the City, cost and other factors considered. The City shall screen all applications and the top candidates may be selected for interviews. Proposals will be screened by a Review Committee. The Committee will determine the individuals or firms selected for interviews. The interviews will be scheduled between May 18, 2021 and May 20, 2021.

In review the proposals the City will carefully weigh the following:

- The firm's approach to and understanding of the Scope of Work
- The firm's experience with similar contracts and clients
- The experience and qualifications of the proposed staff in providing similar services.
- The firm's demonstrated ability to deliver work on time and within budget
- The extent of involvement by key personnel
- The extent to which previous clients have found the firm's services acceptable
- Previous City experience with the proposing firm, if any.
- Communication skills.
- Cost of Services
- Other qualifications/criteria as deemed appropriate.

The City will require the individual or engineering firm selected to maintain general liability, automobile, workers' compensations, and errors and omissions insurance. The selected firm or individual will also be required to maintain a City of Ione business license. The contract will contain provisions requiring the selected firm to indemnify the City and provide that the City Engineer is an independent contractor serving at the will of the City. Other required provisions will include the City Council's right to terminate the agreement, at its sole discretion, upon the provision of notice.

## RFP TIME REQUIREMENTS

Proposal Calendar, following is a list of key dates up to, and including, the date proposals are to be submitted:

<u>Date</u>	<u>Activity</u>
April 8, 2021	Request for Proposal Issued
May 7, 2021	Deadline for questions to be submitted
May 10, 2021	Due Date for Proposals (due by 4:00 p.m.)
May 18-20, 2021	Interviews Conducted
June 1, 2021	Contract Awarded by City Council
July 1, 2021	Contract Begins

## CONTACT INFORMATION

Written questions regarding this RFP may be sent by email to Lori McGraw, Interim City Manager at [lmcgraw@ione-ca.com](mailto:lmcgraw@ione-ca.com) three days prior to the submission deadline. All questions and responses will be posted on the City Website at <http://www.ione-ca.com> for all interested responders to view.

ITEM #7

REQUEST FOR PROPOSAL FOR OPERATION  
AND MAINTENANCE OF  
WASTEWATER PLANT AND TERTIARY PLANT  
WILL BE AVAILABLE  
ON MONDAY, APRIL 5, 2021