

## ***SPECIAL MEETING STARTS AT 6:00 PM***

*Tuesday, January 5, 2021*

*Mayor Stacy Rhoades*

*Vice Mayor Dominic Atlan*

*Council Member Dan Epperson*

*Council Member Jeff Gold*

*Council Member Diane Wratten*

**DUE TO THE GOVERNOR'S EXECUTIVE ORDER N-25-20 THE CITY COUNCIL  
OF THE CITY OF IONE WILL BE CONDUCTING THEIR MEETING VIA TELECONFERENCE.  
THE PUBLIC CAN PARTICIPATE FROM HOME BY CALLING-IN USING THE FOLLOWING  
NUMBER:**

**Dial-In: 1-571-317-3122**

**Access Code: 554-223-349**

**YOU MAY ALSO PARTICIPATE IN THE MEETING USING THIS LINK:**

**<https://global.gotomeeting.com/install/554223349>**

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**Tuesday, January 5, 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: 5:00 PM

- It is the Intention of the City Council to meet in Closed Session to Consider the Appointment, Employment or Evaluation of the Chief of Police Pursuant to Government Code 54957(b)  
Negotiator: Margaret Long

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: November 3, 2020 and November 17, 2020

H. PUBLIC HEARING: None

I. REGULAR AGENDA:

2. Appointment of City Council Committee Assignments for 2021 by Mayor Rhoades

J. REPORTS AND COMMUNICATIONS FROM CITY MANAGER:

- Council Goals for Fiscal Year 2021/2022 – Set Date
- Update on CDBG Grant Program - Business Loans
- California Public Utility Commission Status Update

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.

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#### ADA COMPLIANCE STATEMENT

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

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I, Janice Traverso, the City Clerk of the City of Lone declare under penalty of perjury that the foregoing agenda for the Tuesday, January 5, 2021 Special Meeting of the Lone City Council was posted on January 4, 2021.

  
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Janice Traverso, City Clerk, City of Lone

**CITY OF IONE COUNCIL MEETING MINUTES**  
**Meeting of November 3, 2020**

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

**Dial In: 1-571-317-3112**

**Access Code: 933-175-789**

**<https://global.gotomeeting.com/install/933175789>**

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

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

Mayor Wratten led the Pledge of Allegiance.

**B. ROLL CALL:**

Present: Diane Wratten, Mayor  
Stacy Rhoades, Vice Mayor  
Dominic Atlan, Councilmember  
Dan Epperson, Councilmember  
Tom Reed, Councilmember  
Staff: Jon Hanken, City Manager  
Sophia Meyer, City Attorney (Teleconference)  
Janice Traverso, City Clerk  
April Wooden, City Planner (Teleconference)

**C. APPROVAL OF AGENDA:**

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

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**D. PRESENTATIONS/ANNOUNCEMENTS: None**

**E. PUBLIC COMMENT: None**

**F. CONSENT CALENDAR:**

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

1. September 1, 2020, September 21, 2020 and September 29, 2020

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

## **G. PUBLIC HEARING:**

2. Introduce and Waive First Reading by Substitution of Title Only Ordinance No. 523 Amending the 2007 City of Ione Local Traffic Mitigation Fee Nexus Plan and Capital Improvement Plan (CIP) Study to Include the Bridge on Golf Links Drive as an Eligible Project – City Manager explained that there will be no additional fiscal impact to the City by removing the following projects and replacing them with the Bridge at Golf Links Drive.

- Bridge at Sutter Creek and SR 104-\$500,000;
- Howard Park and SR124-\$350,000;

Left Turn Lanes:

- Five Mile Drive and SR 104-\$68,900
- Waterman Road and SR 104-\$68,900
- Waterman Road and SR 124-\$68,900
- Craig Street and SR 104-\$68,900

The Public Hearing was opened and the following comments made:

Larry Rhoades, reminded the Council of the multi-family unit project on Waterman Road (200 apartments), which will warrant a left turn lane onto Craig Street.

Jim Scully recommended tabling this issue until after the election. It is extremely in bad taste to commit 16% of your usable cash, leave office and leave someone else holding the bag. This is infrastructure for the project and improperly funded.

Stacy Rhoades commented that Howard Park and SR124 left turn lane was going to be used for an entrance into the arena. Now, I am worried if the PUC lawsuit goes sideways, we will need to pay for a left turn lane onto Brick Yard Road.

The Public Hearing was closed and the following motion was made:

**Motion:** It was moved by Councilmember Epperson, seconded by Councilmember Atlan and carried to Introduce and Waive the First Reading by Substitution of Title Only Ordinance No. 523 Amending the 2007 City of Ione Local Traffic Mitigation Fee Nexus Plan and Capital Improvement Plan (CIP) Study to Include the Bridge on Golf Links Drive as an Eligible Project.

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

**NOES:** Rhoades

**ABSENT:** None

**ABSTAIN:** None

3. Introduce and Waive First Reading by Substitution of Title Only Ordinance No. 524 Adopting the Third Amendment to the Development Agreement for Castle Oaks Golf and Country Club (Village 4 through 10) with Fairway Land Investors, LLC; Nueve Verde Properties, LLC and Spyglass View Village, LLC – City Manager explained that the developer is requesting to use Regional Transportation Impact Fees to pay for costs incurred by the developer for the design and construction of the bridge in Segment B of the Western Ione Roadway Improvement Strategy.

The Public Hearing was opened and the following comments were made:

Larry Rhoades commented suggested postponing this until next year until you hear from the PUC and Wildflower.

The Public Hearing was closed and the following motion was made:

**Motion:** It was moved by Councilmember Atlan, seconded by Councilmember Reed and carried to Introduce and Waive First Reading by Substitution of Title Only Ordinance No. 524 Adopting the Third Amendment Development Agreement for Castle Oaks Golf and Country Club (Villages 4 through 10) with Fairway Land Investors, LLC; Nueve Verde Properties, LLC and Spyglass View Village, LLC.

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

**NOES:** Rhoades

**ABSENT:** None

**ABSTAIN:** None

#### **DISCUSSION ITEMS:**

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

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

4. Discussion and Adoption of Resolution No. 2020-39 Amending the Lone Handbook Appendix "D" Employee Benefits, Retiree Medical Insurance, Section III – City Attorney Sophia Meyer explained that approval of this resolution will mean that an eligible spouse, domestic partner or dependent annuitant who was hired after July 1, 2019 who retires from the City upon his/her death shall be eligible to receive up to the statutory minimum amount allowed by Government Code Section 22892. This is not a significant change to the Handbook, it is a benefit that all employees in the negotiation's sessions were in favor of to begin with and the change is being made in accordance with state law pursuant to CalPERS recommendation and request.

**Motion:** It was moved by Councilmember Reed, seconded by Councilmember Rhoades and carried to adopt Resolution No. 2020-39.

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

**NOES:** Rhoades

**ABSENT:** None

**ABSTAIN:** None

5. Draft Consulting Services Agreement for City Planner Services between City of Lone and DeNovo Planning Group - City Manager drafted a new agreement with DeNovo with the following recommendations from Council:
  - Provide quarterly reviews of projects and activities to Planning Commission at their regular March, June, September and December meetings
  - Provide semi-annual review of projects and activities to the City Council at their regular June and December meetings

Council requested that the following recommendations be added to the agreement and brought back at the next meeting for approval:

- If possible, request Beth Thompson as our City Planner
- Return phone calls and e-mails within 24 hours or 48 hours
- On-going communication with the applicant until project is completed
- Actively involved with the Community Development Meetings

**I. CITY MANAGER REPORTS:**

- Per Capita Grant for Depot Park is currently being reviewed by the State
- Grant for Small Business Loan Program re-submitted with corrections
- Tennis Courts completed by mid-November
- Update received from Health Department on the spike in COVID Cases
- Jon Hanken will be taking vacation beginning November 19 until December 31, 2020 my official retirement date.

**J. CLOSED SESSION AGENDA: Council convened to Closed Session to discuss the following:**

- Conference with Legal Counsel – Anticipated Litigation Government Code Section 54956.9(2)(d) – Two (2) Cases
- Conference with Real Property Negotiators Pursuant to Government Code Section 54956.8  
Property #005-472-015  
Property #005-472-016  
Property #005-472-017  
Agency Negotiator: Jon Hanken, City Manager  
Negotiating Parties: Bill Wise  
Under Negotiation-Price

**K. DISPOSITION OF CLOSED SESSION: Mayor Wratten announced that information was provided direction was given on the following:**

- Conference with Legal Counsel – Anticipated Litigation Government Code Section 54956.9(2)(d) – Two (2) Cases
- Conference with Real Property Negotiators Pursuant to Government Code Section 54956.8  
Property #005-472-015  
Property #005-472-016  
Property #005-472-017  
Agency Negotiator: Jon Hanken, City Manager  
Negotiating Parties: Bill Wise  
Under Negotiation-Price

**L. ADJOURNMENT:**

It was moved by Councilmember Epperson, seconded by Councilmember Reed and carried to adjourn.

Respectfully submitted,  
Janice Traverso, City Clerk

**CITY OF IONE COUNCIL MEETING MINUTES**  
**Meeting of November 17, 2020**

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

**Dial In: 1-786-535-3211**

**Access Code: 641-268-349**

<https://global.gotomeeting.com/install/641268349>

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

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

Mayor Wratten led the Pledge of Allegiance.

**B. ROLL CALL:**

Present: Diane Wratten, Mayor

Stacy Rhoades, Vice Mayor

Dominic Atlan, Councilmember

Dan Epperson, Councilmember

Tom Reed, Councilmember

Staff: Jon Hanken, City Manager

Dave Prentice, City Attorney

Lori McGraw, Finance Director

Janice Traverso, City Clerk

April Wooden, City Planner (Teleconference)

**C. APPROVAL OF AGENDA:**

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

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**D. PRESENTATIONS/ANNOUNCEMENTS:** None

**E. PUBLIC COMMENT:** None

**F. CONSENT CALENDAR:**

**ACTION:** It was moved by Councilmember Atlan, seconded by Vice Mayor Rhoades and carried to approve the following:

1. Combined Cash Investment Reports

2. Waive the Second Reading by Substitution of Title Only and Adopt Ordinance No. 523 Amending the 2007 City of Ione Local Traffic Mitigation Fee Nexus Plan and Capital Improvement Plan (CIP) Study to Include the Bridge on Golf Links Drive as an Eligible Project

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

**NOES:** None



**ABSENT:** None

**ABSTAIN:** None

Waive the Second Reading by Substitution of Title Only and Adopt Ordinance No. 524 Approving the Third Amendment Development Agreement for Castle Oaks Golf and Country Club (Village 4 through 10) with Fairway Land Investors, LLC; Nueve Verde Properties, LLC and Spyglass View Village, LLC.

**ACTION:** It was moved by Councilmember Atlan, seconded by Councilmember Epperson and carried to Waive the Second Reading by Substitution of title Only and Adopt Ordinance No. 524 Approving the Third Amendment Development Agreement for Castle Oaks Golf and Country Club (Village 4 through 10) with Fairway Land Investors, LLC, Nueve Verde Properties, LLC and Spyglass View Village, LLC with the following amendments:

- Delete Paragraph G – Page 2 – Public Hearing before Planning Commission
- Insert Date of Public Hearing in Paragraph H – Page 2 – November 3, 2020

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**G. PUBLIC HEARING:** None

**DISCUSSION ITEMS:**

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

**H. REGULAR AGENDA:**

4. Draft Consulting Services Agreement for City Planner Services between City of Lone and DeNovo Planning Group - At the request of the Council at their meeting on November 3, the City Manager added:

- DeNovo will update all land use applicants on a weekly basis regarding their application status from the time their application is submitted until it is completed
- DeNovo will attend regularly scheduled Community Development Meetings

The City Manager did add the following as requested by the Council:

- Add Beth Thompson as our City Planner
- Return phone calls and e-mails within 24 hours or 48 hours

Staff will bring this item back at the next Council meeting with the two additional items.

5. Agreement between Amador County and the City of Lone Regarding Reimbursement of Eligible Expenses for a Back-up Generator for E.B. Hall

**Motion:** It was moved by Councilmember Epperson, seconded by Councilmember Atlan and carried to approve agreement with Amador County for reimbursement of eligible expenses for a Back-Up Generator for E. B. Hall

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

6. Agreement between Amador County and the City of Ione Regarding Reimbursement for Eligible Fire Department Expenses related to COVID-19

**Motion:** It was moved by Councilmember Reed, seconded by Vice Mayor Rhoades and carried to approve agreement with Amador County for reimbursement of eligible expenses for Fire Department expenses related to COVID-10

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

7. Draft letter to Amador County Board of Supervisors related to receiving an update on the Mule Creek State Prison Sewage and Storm Water Discussion – At the request of the City Council, Mayor Diane Wratten prepared a letter to the Board of Supervisors asking them to make a presentation to the City Council related to discussions occurring between the County and Mule Creek State Prison concerning the continued discharges of raw sewage and storm water contaminated by raw sewage from Mule Creek State Prison into Mule Creek.

Oral Custer commented that this issue needs the attention of the top officials for the State that this has been an issue for a long time and they need to address the situation.

Jack Mitchell, Publisher of the Ledger Dispatch and resident of Ione has spent two years researching this issue and discussed his findings with the Council. Mr. Mitchell did suggest that the United States Environmental Protection Agency should be included in the letters the Council is sending.

Council directed staff to send letters to United States Environmental Protection Agency, State Water Resources Control Board, Central Valley Regional Water Control Board, California Sportfishing Protection Alliance, Mule Creek State Prison, California Department of Corrections and Rehabilitation, Governor Gavin Newsom, Assembly Member Frank Bigelow and Senator Andreas Borgeas.

8. Award of Castle Oaks Landscape Maintenance Contract to EcoUrban Landscapes

**Motion:** It was moved by Councilmember Epperson, seconded by Councilmember Reed and carried to award the Landscape Maintenance Contract for Castle Oaks to EcoUrban Landscapes

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

9. Discussion of Sidewalk to Howard Park through the Ione Elementary School Property- There was discussion by the Council on the following:

- Solid surface so it will be ADA accessible
- Removal of the rubber chips on the pathway

- Discussion with School District on their plans for the pathway
- Refer to Park & Recreation Commission for their input

10. Appointment to Creek Committee (1) and Planning Commission (2) by Mayor Diane Wratten and Confirmed by City Council:

The following applications were received for the Creek Committee:

- Bette Rhoades
- Frank Vargas

The following applications were received for the Planning Commission:

- Larry Rhoades
- Rodney Plamondon
- Joe Wylie
- Gerald Pezzi
- Laurie Lord

The Mayor Diane Wratten recommended Frank Vargas be appointed to the Creek Committee and Joe Wyle and Rodney Plamondon be appointed to the Planning Commission. Council confirmed the appointments.

11. Discussion and Approval of Appointment of Interim City Manager – City Attorney Dave Prentice explained that the current City Manager, Jon Hanken will be retiring at the end of December. However, Mr. Hanken is taking his accrued vacation effective November 19, 2020 until December 31, 2020. Since the agreement for a new City Manager will not be approved until December 1, 2020, it is necessary to bridge the gap in management.  
**Motion:** It was moved by Councilmember Epperson, seconded by Vice Mayor Rhoades and carried to appoint Lori McGraw as Interim City Manager/Finance Director.

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

**NOES:** None

**ABSENT:** None

**ABSTAIN:** None

**I. CLOSED SESSION: Council convened to Closed Session to discuss the following:**

- Pursuant to California Government Code 54957; Evaluation-Finance Manager

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

- Pursuant to California Government Code 54957; Evaluation-Finance Manager

**K. ADJOURNMENT:**

It was moved by Councilmember Reed, seconded by Councilmember Epperson and carried to adjourn.

Respectfully submitted,

## CITY COUNCIL ASSIGNMENTS 2021

<u>Committee/Commission</u>	<u>Representative</u>	<u>Alternate</u>	<u>Meeting Date</u>
ACTC /ARTC	Atlan	Epperson	1 <sup>st</sup> Thursday-9 AM
Oversight Committee-ACTC	Epperson	Atlan	As Needed
Amador Council of Tourism-ACT	Rhoades	Wratten	2 <sup>nd</sup> Thursday-9 AM
Amador Air District	Wratten	Epperson	As Needed
Amador Recreation Agency (ACRA)	Epperson	Wratten	2 <sup>nd</sup> Wed.-1:30 PM
Amador County Waste Management	Rhoades	Atlan	As Needed
Amador County Economic Dev. Corp.	Epperson	Atlan	As Needed
Amador Regional Sanitation Authority	Epperson	Atlan	4 <sup>th</sup> Wednesday-10 AM
City Finance	Gold, Rhoades	Epperson	As Needed
Loan Committee	Not Active		
Disaster Council	City Manager, Police Chief		
Amador Fire Protection Dist.	Rhoades	Gold	3 <sup>rd</sup> Thursday, Every Other Month
Golf Course Committee			As Needed
Ione Economic Dev. Committee	Epperson, Atlan	Wratten	As Needed
League of Calif. Cities	Rhoades	Atlan	Annual Meet. (Sept.)
Mayors and Executive Forum	Rhoades	Atlan	As Needed
Mule Creek Advisory Committee	Epperson	Police Chief	2 <sup>nd</sup> Tues. – 8 AM Every Other Month
Parks and Recreation Commission	Gold	Rhoades	4 <sup>th</sup> Tuesday-6 PM
Public Safety Committee	Wratten, Epperson	Atlan	As Needed
NCCSIF	City Manager, Finance Manager		
Wastewater Committee	Epperson, Wratten	Atlan	As Needed
Creek Committee	Rhoades	Gold	
<u>Mayor's Select Committee</u>			
LAFCO	Atlan	Wratten	As Needed