



CITY OF IONE
IONE, CA 95640

REGULAR MEETING STARTS AT 6:00 PM

Mayor Alison LaFayne
Vice Mayor Diane Wratten
Councilmember Dominic Atlan
Councilmember Jack Mitchell
Councilmember Stacy Rhoades

AT 1 E. MAIN STREET, IONE, CA 95640
AND VIA ZOOM

The City of Ione is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

<https://zoom.us/j/2351961316?pwd=d3lWTW0zbVJlbQpQNXBDQWtpZkRyUT09>

Meeting ID: 235 196 1316

Passcode: 95640

Tuesday, April 16, 2024
6:00 P.M.

*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.

A. ROLL CALL

B. CLOSED SESSION:

CONFERENCE WITH LEGAL COUNSEL-EXISTING LITIGATION
(Paragraph (1) of Subdivision (d) of Section 54956.9)

Name of case: Amador Court Case Number 22-CV-12824 – Amador Regional Sanitation Authority (ARSA) v City of Ione and California Department of Corrections and Rehabilitation (CDCR)



CITY OF IONE
IONE, CA 95640

**LIABILITY CLAIMS PURSUANT TO CALIFORNIA GOVERNMENT CODE
SECTION 54956.9**

Name of Claimant: George Orozco
Agency Claimed Against: City of Ione

Name of Claimant: Shane Billows
Agency Claimed Against: City of Ione

If all matters are not completed prior to the regular meeting start time, the City Council will convene to Closed Session after the Regular Meeting ends.

REGULAR MEETING STARTS AT 6:00 PM

A. PLEDGE OF ALLEGIANCE

B. REPORT OUT OF CLOSED SESSION

C. APPROVAL OF AGENDA

D. PRESENTATIONS/ANNOUNCEMENTS: None

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 Ione City Council.

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

F. INFORMATION ITEMS:

All matters listed under this category are for information only with no action to be taken by the City Council.

1. March 2024 Fire Department Report
2. March 2024 Police Department Report
3. March 2024 Administrative Report
4. March 2024 Building Department Report



CITY OF IONE
IONE, CA 95640

5. March 2024 WWTP Report
6. March 2024 Public Works Report

G. CONSENT CALENDAR:

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 Councilmember(s).

1. Minutes of March 19, 2024
2. Warrants dated April 16, 2024
3. Adoption of Resolution 2024-08 Approving the 2024 Annual Veteran's Walk
4. Adoption of Resolution 2024-09 Approving the Annual Ione Homecoming Parade
5. Adoption of Resolution 2024-10 Approving the Ione Truck and Car Show
6. Adoption of Resolution 2024-11 Designating Authorized Signers for Bank of Marin
7. Approval of Use Agreement for Grover Park with Little Leapers

H. REGULAR AGENDA:

1. Police Department Relocation Proposal

I. REPORTS AND COMMUNICATIONS FROM CITY ATTORNEY

J. REPORTS AND COMMUNICATIONS FROM CITY MANAGER

K. COUNCIL COMMENTS/COMMITTEE REPORTS/FUTURE AGENDA ITEMS

L. RESUME TO CLOSED SESSION IF NECESSARY

M. REPORT OUT OF CLOSED SESSION

N. ADJOURNMENT TO REGULAR MEETING ON MAY 7, 2024



CITY OF IONE
IONE, CA 95640

Upcoming Meetings:

4-23-2024	Parks and Recreation Commission Meeting	6:00 P.M.
4-25-2024	Finance Committee Meeting	5:30 P.M.
5-7-2024	City Council Meeting	6:00 P.M.

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.

CITY OF IONE
FIRE DEPARTMENT
March 2024

The Fire Department Responded to a total of 117 incidents during the month

Training Hours: 90 on duty

180 hrs of weekly department training

64 hrs for the Youth fire cadets

Special training: ** Hose Line operations inside Preston Castle to the 9th floor during reconstruction mode over the next month.
** Fighting fires in Electric Vehicles and while they are inside garages

Projects: Assist the Public works with welding projects at Howard park
Installing new warning lights on the Utility pick ups
Rebuilding pumps and discharges

Fire Prevention: Weed abatement process has started
Hazard abatement on two houses unsafe for occupancy
School fire drills
Fire Inspections
Residential sprinkler systems inspections
Plan checks for Sub divisions
Commercial Sprinkler system plan checks

CITY OF IONE
FIRE DEPARTMENT
March 2024 Status Report

TYPE OF CALL	NUMBER OF CALLS
Emergency medical	55
Vehicle accidents	8
Vehicle vs Ped	1
Station cover assignment	20
Lift assist	14
Public assist	3
Mutual Aid Fires	6
Support Services (ReHab)	1
Smoke alarms activation Residential	1
Fire Alarm activation Commercial	2
Illegal Control burn	2
Odor Investigation (Natural gas)	1
CO alarm activation	1
Law Enforcement assist	1
Mutual Aid to Sac County	1
OES Strike Team (Winter Storm preposition task force)	1

Total Fire Loss in the City \$ 0

Total number of Incidents: 117



CITY OF IONE
IONE, CA 95640

Agenda Item #F2

DATE: APRIL 16, 2024

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN ALFRED, CHIEF OF POLICE

SUBJECT: RECEIVE AND FILE POLICE DEPARTMENT 2024 MARCH REPORT

RECOMMENDED ACTION:

Receive and file the Ione Police Department 2024 March report.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

BACKGROUND:

This monthly report is for March 2024. It is designed to give you an understanding of the day-to-day operations of the Ione Police Department and staff in March 2024.

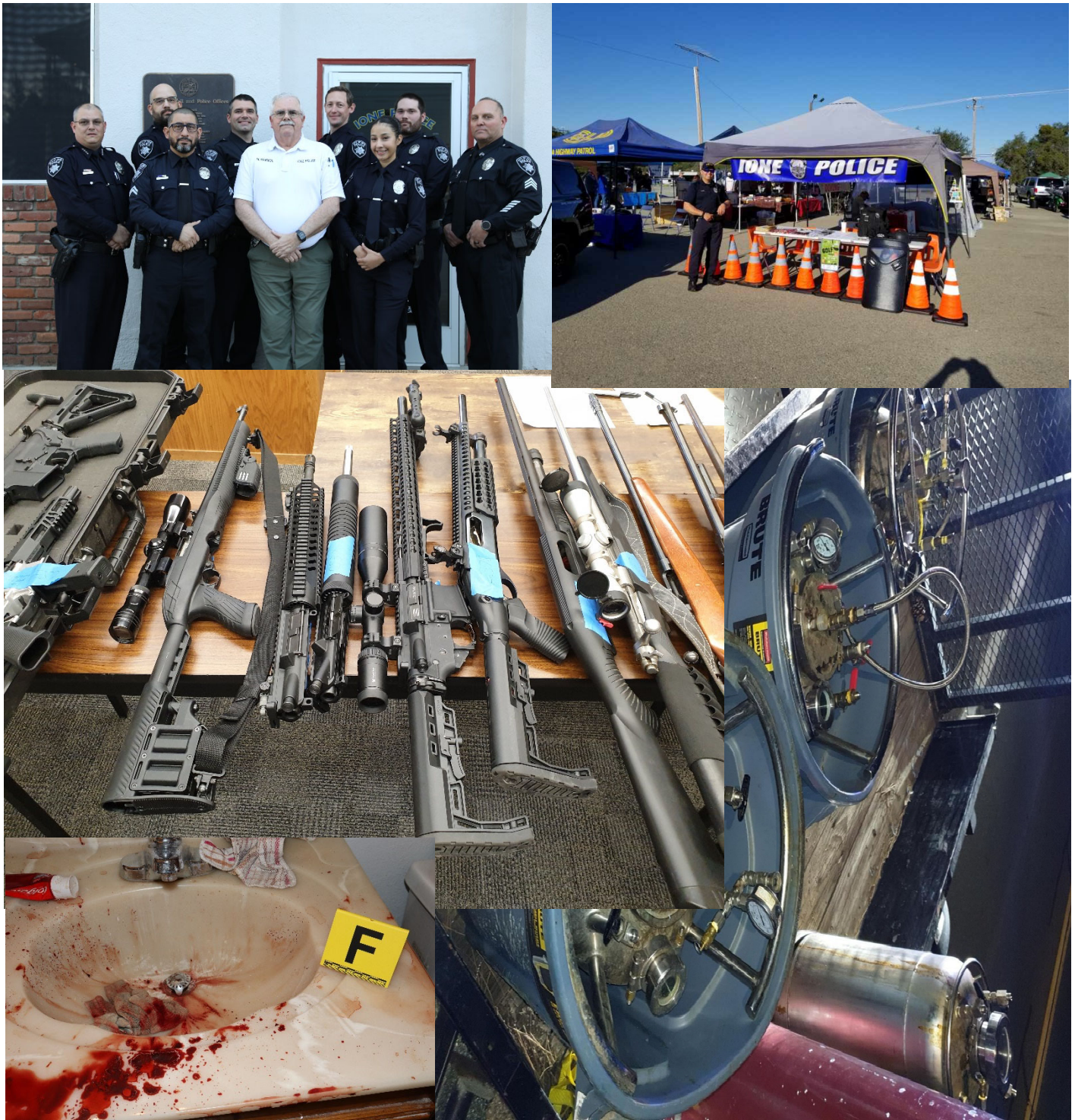
ATTACHMENTS:

Summary – 2024 March Report

IONE POLICE DEPARTMENT

March REPORT

Data is from March 1st to March 31st



**CITY OF IONE
POLICE DEPARTMENT
2024**

March Report to City Council

Data is from March 1st to March 29th

1. Calls for Service

2023 – March	575
2024 – March	550

2. Patrol Statistics

Type of Call	2023 – March	2024 – March
Officer Initiated Incidents	452	438
Traffic Stops	197	130
Other OIA Incidents	255	308
Business Checks	174	229
Vehicle/Person Checks	15	18

Type of Report	2023 – March	2024 – March
Total Reports	34	39
Accident Reports	1	1
Corner's Case	3	0
Felony	7	5
Information Report	15	20
Infraction	0	1
Misdemeanor	8	12
Unclassified	0	0

Arrests	2023 – March	2024 – March
Total Arrests	8	10
Misdemeanor	4	4
Felony	4	6

Citations	2023 – March	2024 – March
Total	9	7
Felony	0	0
Misdemeanor	0	1
Infraction	9	6

3. Staffing Levels

- 1 Chief
 - 1 Sergeant
 - 2 Corporals
 - 3 Officers
 - 1 Reserve
 - 1 Part-time Administrative Analyst
- As of the date of this report, we are down one full-time sworn position. We have one reserve position open and are in the process of recruiting to fill both positions. We have one new police officer who is currently in training. We hope she will be solo by mid-2024.
 - We currently run 12-hour shifts for patrol staff and corporals (Day Shift 6 AM – 6 PM, Graveyard 6 PM – 6 AM). Due to staffing levels, the Corporal overlap shift is not used. The Sergeant and Chief work a standard 8-hour shift Monday Through Friday.

4. Volunteer Unit

- This month, the volunteer unit was used for office duties, events, and assistance on a case. The volunteer unit put in 85.5 hours during March.
- The Police Department could only function with the support of our volunteer unit. The volunteers assist with records, property and evidence, special events, vacation home checks, and other collateral duties as assigned.

5. Notable Cases

- On 3/20/24 at 1210 hours, Officers were dispatched to the 1400 block of West Marlette Street for a family disturbance. Upon arrival, Officers observed a man screaming from a residence, trying to get out. The subject was able to exit the residence and contact the officers. Officers investigated and arrested Tera Bach for 245(a)(1) PC – Assault with a deadly weapon and 22610(b) PC – Narcotic addict poses/use stun gun. Tera Bach was booked in the Amador County Jail on the listed charges.
- On 3/21/24 at 0805 hours, Officers were dispatched to the Shell Gas Station on the report of a counterfeit \$100 bill. Officers arrived and investigated. Officers got the information and description of the suspect vehicle to county agencies. Officers were advised the Sheriff's Department had a car stopped on Hwy 88 at the county line. Officers responded to the stop location and arrested both occupants of the vehicle. Brian Lafever was arrested for 459 PC – Burglary, 459.5(a) PC- Shoplifting, 182(a)(1) PC – Conspiracy, and 466 PC – Possession of Burglary Tools. Laura Johnson was arrested for 459 PC – Burglary, 182(a)(1) PC- Conspiracy, 11377(a) H&S – possession of a controlled substance, and 11364 HS – possession of drug paraphernalia. Both suspects were booked in the Amador County Jail on the listed charges.
- On 3/28/24 at 0756 hours, Officers conducted a traffic enforcement stop on a vehicle. The driver was pulled out of the vehicle to make sure he was ok to drive, and a switchblade knife and narcotics were found on him. A search of the vehicle produced a loaded firearm and multiple burglary tools. The driver was placed into custody because he is a convicted felon. A search warrant was drafted and approved by the judge. A search of the driver's residence and shop produced multiple guns. Many firearms did not have serial numbers, commonly called ghost guns. Shawn Bennallack was

arrested for 29800(a)(1) PC – Felon in possession of a firearm, 21510(b) PC – Carrying a switchblade knife, 25850(a) PC – Carrying a loaded firearm in a vehicle, 466 PC – possession of burglary tools. The following charges were added after the execution of the search warrant. 182(a)(1) PC – Conspiracy, 33215 PC – Mfg/Import/etc. Short-barreled rifle, 33410 PC – possession of a silencer, 30600(a) PC – Mfg/sell/trans/etc. assault weapon, 30605(a) PC – Illegally possess assault weapon, 30305(a)(1) PC – Prohibited person own/possess ammunition, 23920(a) PC – possess firearm with no serial number, 3200(a) PC – Mfg/sell/trans/etc. handgun, 29180(f) PC – Mfg/Assemble firearm without serial number, 23222(b) VC – Possession of marijuana while driving. Shawn Bennallack was booked in the Amador County Jail.

- During March, the Lone Police Department Handled the following new Investigations:

- 1 – Accidents/Hit and Run Investigations
- 2 – Child abuse investigation
- 4 – Vandalism
- 3 – Mental health detention
- 1 – Felony Warrants cleared
- 4 – Misdemeanor Warrants cleared
- 1 – Domestic Violence Investigations
- 1 – Counterfeiting Investigation
- 1 – Battery
- 1 – Assault with a deadly weapon
- 1 – Weapons case
- 4 – Assist another agency



CITY OF IONE
IONE, CA 95640

Agenda Item #F3

DATE: APRIL 16, 2024

TO: GEORGE LEE, CITY MANAGER

FROM: JODI STENECK, FINANCE MANAGER

SUBJECT: MARCH 2024 FINANCE/ADMINISTRATIVE REPORT

To provide information regarding the activities of the Administration Department for the month of March 2024

Agendas & Meetings:

- Prepared and/or attended:
 - Two City Council meeting, one Parks and Recreation Commission meeting, one Planning Commission meeting and two Finance Committee meetings.

Recreation Program:

- Interviewed applicants for seasonal part-time help, specifically Pool Manager, Lifeguards, Youth Leader and Youth Program Manager.
- Progress on the Summer Youth Camp.

Human Resources:

- Final paycheck and return of equipment and keys for Interim City Manager.
- Ethics Training completed

Finance – Sewer Rate Study:

- Provided actual 2023-24 financial data as requested.
- Meeting with Willdan to discuss items provided and next steps.

Finance – 2020-21 Financial Audit

- Interim Preparation List completed
- Received Payroll Disbursement reports from PayChex and sent to auditors
- Sent auditors additional supporting documents per samples selected.

Finance – 2024-25 Budget

- 2024-25 Draft Salary Schedule
- 2024-25 Draft Personnel Costs
- 2024-25 Draft Revenues

Finance - Accounts Payables:

- Seventy-one (71) warrants for a total of \$333,669.78

Grant Administrator:

- Received approval of LEAP grant extension.
- Attended webinars for additional training on grant programs



CITY OF IONE
IONE, CA 95640

Agenda Item #F4

DATE: APRIL 16, 2024

TO: GEORGE LEE, CITY MANAGER

FROM: JOSHUA TIRAPELLI, BUILDING OFFICIAL
JORDAN DOERKSEN, ADMINISTRATIVE ASSISTANT

SUBJECT: MARCH 2024 BUILDING DEPARTMENT REPORT

To provide information regarding the activities of the Building Department for the month of March 2024.

Permits Issued:

• Solar:	7	\$4,350.12
• HVAC:	0	\$ -
• Reroof:	3	\$943.44
• Pool:	1	\$780.64
• Patio Cover:	0	\$ -
• Repair:	2	\$1,246.00
• New SFD:	0	\$ -
• Garage/Carport:	0	\$ -
• Water Heater:	4	\$884.00
• Meter Panel:	1	\$166.00
• Misc. Electrical:	1	\$280.79
• Misc. Building:	1	\$6,064.00
• Misc. Plumbing:	0	\$ -
• Tenant Improvement:	0	\$ -

TOTAL	20	\$14,714.99
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Inspections Completed:

• Code Enforcement:	0
• Consultation:	0
• Drywall:	2



CITY OF IONE
IONE, CA 95640

- Electrical: 0
- Electrical Panel: 6
- Final Inspections: 13
- Footings: 4
- Framing: 4
- Garage/Carport: 0
- Gas Line/Yellow Tag: 2
- HVAC Final: 1
- Insulation: 2
- Lath: 0
- Mechanical: 0
- Patio Cover: 0
- Pool/Spa: 2
- Re-Roof: 1
- Sewer Lateral: 0
- Shear Nailing: 6
- Solar P/V Final: 4
- Structural Slab: 0
- Water Heater: 0
- Water Lateral: 0

TOTAL **47**

MONTHLY OPERATIONS REPORT

for the: **City of Lone**

**Castle Oaks and the Wastewater Treatment
Facilities**

Wastewater Services

March 2024

RE: MARCH 2024 MONTHLY OPERATIONS REPORT

Dear Mr. Lee:

WaterStone Services is pleased to present our monthly operations report detailing our operations and maintenance activities at your wastewater treatment facilities during the previous month. Our report addresses the following key areas of concern:

1. Monthly Operations Summary
2. Plant Compliance
3. Plant Process and Performances
4. Collection System
5. Items for Client Approval
6. Process Chemicals
7. Solids Disposal
8. Safety

Should you have any questions or concerns regarding this report or any aspect of our operation, please don't hesitate to contact me.

Thank you for your time,

Sincerely,

Kathy Stone- Operations Manager

Justin Granados- Facility Manager

1.0 MONTHLY OPERATIONS SUMMARY

- **COMPLETED ALL MONTHLY REPORTS**
- **SUBMITTED DMR REPORT TO WATER BOARDS**
- **ALL PERMIT MONTHLY SAMPLES COMPLETED**
- **ALL CALIBRATION OF METERS, PROBES AND QA/QC COMPLETED**
- **RESPONDED TO CALL-OUTS AND ALARMS**
- **WORK IN PROGRESS ON SOP'S FOR THE FACILITIES**
- **HELD STAFF MEETINGS WEEKLY TO DISCUSS FACILITY OPERATIONS/ISSUES AND UPCOMING PROJECTS**
- **CHECKED AND INSPECTED LIFT STATIONS DAILY**
- **CHANGED OIL IN THE AERATORS**
- **GREASED AERATORS**
- **INSPECTED EYEWASH STATIONS AND EMERGENCY SHOWERS**
- **ALL FIRE EXTINGUISHERS CERTIFIED BY FIRE DEPARTMENT**
- **EXERCISED EMERGENCY GENERATOR ON 3/12**
- **COMPLETED FACILITY INSPECTION**
- **COMPLETED PRE TREATMENT PROGRAM WITH HELP OF IONE PERMITTING DEPARTMENT**
- **COMPLETED INSPECTIONS ON COLLECTION SYSTEM HOT SPOTS/CLEANING**
- **HUNG SAFETY LIFE RAFT RINGS AT POND PLANT**
- **RESPONDED TO RESIDENT COMPLAINT OF NEIGHBORS PRIVATE LATERAL SPILLING SEWAGE ONTO CITY STREET 3/8/24, ALL REQUIRED AGENCIES WERE NOTIFIED AND DOCUMENTED**
- **TEL-STAR WAS ON SITE 3/22 SOUTH VALLEY SCADA COMMUNICATION FIXED**
- **RE INSTALLED DISMANTLED FLASH MIXER GEAR BOX ON TERTIARY INFLUENT HEADWORKS**
- **DRAINED AND CLEANED FLOCCULATION CHAMBERS**
- **CHANGED 13 BURNT OUT LIGHT BULBS ON TERTIARY CONTROL CABINET THAT INDICATE ALARMS. THEY ALL DISPLAY CORRECT FUNCTIONS NOW.**
- **SPRAYED HERBICIDE ON DUCKWEED AND MANUALLY SKIMMED THE PONDS IN AN ON GOING EFFORT TO REMOVE THE DUCK WEED.**
- **BEGAN RESEARCHING COLIFORM EQUIPMENT IN PREPARATIONS TO CERTIFY THE LAB AND DO MORE TESTING IN HOUSE.**
- **LANDSCAPED BOTH CITY LIFT STATIONS AND REMOVED ANY DEBRIS**
- **MARKED MONTHLY USA'S THROUGHOUT TOWN.**
- **TURNED SAND FILTERS ON AND CLEARED STAGNANT WATER AND SAND FROM PUMP IN PREPARATION FOR IRRIGATION SEASON.**
- **WORKED ON IWORKS IMPLEMENTATION**
- **BEGAN REPLACING CHLORINE LINE LEAKS ON BROKEN/ABANDONED CHLORINE INFRASTRUCTURE**
- **PUTTING TOGETHER QUOTE TO LOWER CURRENT QUOTED COSTS FROM COMPANY FOR PLANT UPGRADE. MAKING A PLAN TO DO MOST OF THE LABOR COSTS IN HOUSE.**
- **REMOVED DEBRIS/RAGS FROM AERATORS AS NEEDED**
- **COMPLETED THREE SAFETY TRAININGS AMONG STAFF**

2.0 PERMIT COMPLIANCE

Central Valley Regional Water Quality Control Board provides a Permit for the Operation of the Pond Treatment System. BOD excursions occurred in March. The State Water Resources Control Board was notified and an explanation letter was sent to the state regulator. All other regulatory water quality monitoring requirements were met. The WWTP Facilities achieved compliance with weekly parameters, as documented in **TABLE 1.1** below.

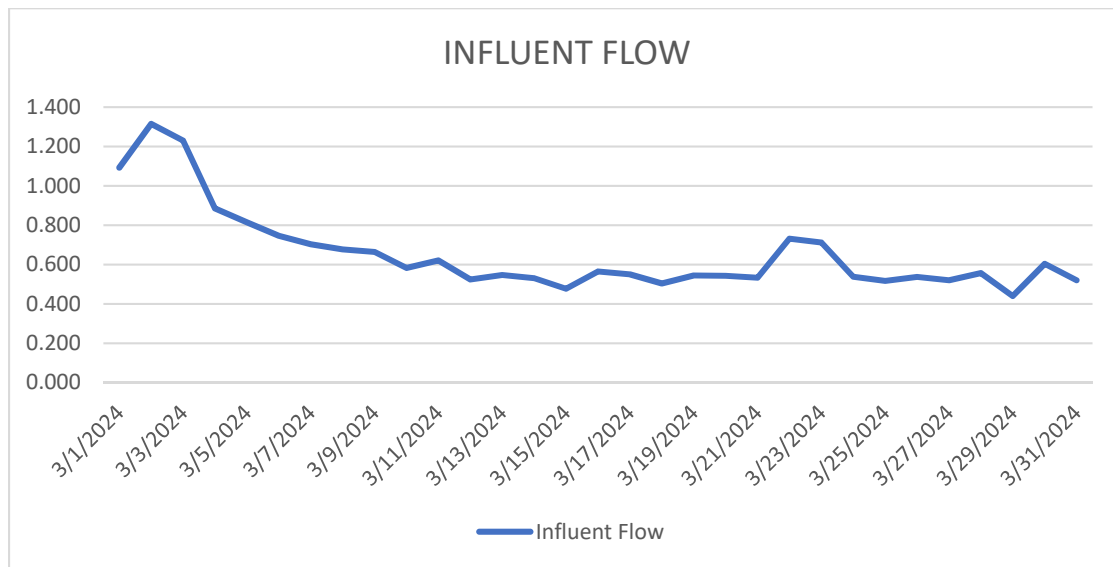
TABLE 1.1 – PERMIT COMPLIANCE						
POND	PARAMETER	PERMIT LIMIT	FREQUENCY	AVERAGE	MONTHLY HIGH	MONTHLY LOW
1	Dissolved Oxygen	>1.0 X 3	Weekly	2.3	2.4	2.2
2	Dissolved Oxygen	>1.0 X 3	Weekly	4.1	4.3	4.0
3	Dissolved Oxygen	>1.0 X 3	Weekly	4.2	4.4	4.0
4	Dissolved Oxygen	>1.0 X 3	Weekly	2.5	2.8	2.3
5	Dissolved Oxygen	>1.0 X 3	Weekly	*	*	*
6	Dissolved Oxygen	>1.0 X 3	Weekly	*	*	*
7	Dissolved Oxygen	>1.0 X 3	Weekly	*	*	*
POND	PARAMETER	PERMIT LIMIT	FREQUENCY	AVERAGE	MONTHLY HIGH	MONTHLY LOW
1	pH	6.0-9.0	Weekly	7.1	7.2	7.0
2	pH	6.0-9.0	Weekly	7.0	7.5	6.3
3	pH	6.0-9.0	Weekly	7.0	7.8	6.2
4	pH	6.0-9.0	Weekly	6.3	6.7	6.1
5	pH	6.0-9.0	Weekly	*	*	*
6	pH	6.0-9.0	Weekly	*	*	*
7	pH	6.0-9.0	Weekly	*	*	*
POND	PARAMETER	PERMIT LIMIT	FREQUENCY	AVERAGE	MONTHLY HIGH	MONTHLY LOW
1	Freeboard	2.0	Weekly	2.0	2.0	2.0
2	Freeboard	2.0	Weekly	2.0	2.0	2.0
3	Freeboard	2.0	Weekly	2.0	2.0	2.0
4	Freeboard	2.0	Weekly	2.0	2.0	2.0
5	Freeboard	2.0	Weekly	5.0	5.5	4.5
6	Freeboard	2.0	Weekly	9.75	10.0	9.5
7	Freeboard	2.0	Weekly	7.25	7.0	7.5
POND	PARAMETER	PERMIT LIMIT	FREQUENCY	AVERAGE	MONTHLY HIGH	MONTHLY LOW
1	Berm Condition	Visual	Weekly	OK	OK	OK
2	Berm Condition	Visual	Weekly	OK	OK	OK
3	Berm Condition	Visual	Weekly	OK	OK	OK
4	Berm Condition	Visual	Weekly	OK	OK	OK
5	Berm Condition	Visual	Weekly	OK	OK	OK
6	Berm Condition	Visual	Weekly	OK	OK	OK
7	Berm Condition	Visual	Weekly	OK	OK	OK
POND	PARAMETER	PERMIT LIMIT	FREQUENCY	AVERAGE	MONTHLY HIGH	MONTHLY LOW
1	Seepage/Odor	Visual	Weekly	OK	OK	OK
2	Seepage/Odor	Visual	Weekly	OK	OK	OK
3	Seepage/Odor	Visual	Weekly	OK	OK	OK
4	Seepage/Odor	Visual	Weekly	OK	OK	OK
5	Seepage/Odor	Visual	Weekly	OK	OK	OK
6	Seepage/Odor	Visual	Weekly	OK	OK	OK
7	Seepage/Odor	Visual	Weekly	OK	OK	OK

* Pond level too low to safely sample

INFLUENT FLOW – Wastewater Treatment Pond Plant

The total Influent flow of 20.328 MGD of wastewater has been recorded for the month of March. The average daily influent flow for March was 0.656 MGD. A maximum daily flow of 1.315 MGD was recorded on March 2nd. A minimum daily flow of 0.440 MGD on March 29th.

Graph 2 below trends the Influent flow for the month.



3.0 PLANT PROCESSES AND PERFORMANCE

Solids – Tertiary Treatment Plant

Draining clarifier, solids sent to drying beds

Plant Loads

The plant loading consists of domestic wastewater.

Influent Headworks

Station is inspected daily. Filter screen cleaned as needed.

Aeration

Three aerators went down in February. All have since been put back on line.

Farmer's Irrigation - N/A FOR MARCH

4.0 Collection System

DESCRIPTION
WORK SUMMARY
CITY HALL
MANHOLE #3696 EAST; 75 FT.
MANHOLE #3696 WEST; 70 FT.
S. CHURCH ST.
MANHOLE #3685 - #3694; 130 FT.
MANHOLE #3694 - #3696; 284 FT.
E. JACKSON ST.
MANHOLE #3681 - #3683; 110 FT.
MANHOLE #3683 - #3685; 130 FT.
IONE ST
MANHOLE # 3731 - #3729; 281 FT.
MANHOLE # 3729 - #3716; 268 FT.
E. MARKET ST.
MANHOLE #3716 - #3687; 222 FT.
MANHOLE #3687 - #3679; 274 FT.
MANHOLE #3679 - #3677; 259 FT.
MANHOLE #3677 - #3667; 264 FT.
S. BUENA VISTA
MANHOLE # 3679 - #3681; 252 FT.
MANHOLE #3681 - #4092; 279 FT.
BUENA VISTA ST.
MANHOLE # 3665 - #3663; 244 FT.
W. MARLETTE ST.
MANHOLE #3663 - #3661; 256 FT.
MANHOLE #3661 - #3659; 257 FT. 3/20/2024
S. SACRAMENTO ST.
MANHOLE #3677 - #3673; 244 FT.
MANHOLE #3673 - #3675; 260 FT.
S. MILLS ST.
MANHOLE #4086 - #3659; 450 FT.
MANHOLE #3659 - #3667; 224 FT.
MANHOLE #3677 - #3673; 244 FT.
MANHOLE #3673 - #3675; 260 FT.
TOTAL LENGTH 5,337 FT.
DEPOT RD. 3/21/2024
MANHOLE #3647 - #5000; 185 FT.
MANHOLE #5000 - EAST; 355 FT.
S. MILL ST.
MANHOLE #3669 - #3667; 224 FT.
MANHOLE #3667 - #3659; 224 FT.
MANHOLE #3659 - #4086; 450 FT.
W. MARLETT
MANHOLE #3659 - #3661; 257 FT.
HWY 124
MANHOLE #3687 - #3689; 450 FT.
MANHOLE #3689 - #3691; 395 FT.
CHURCH ST.

MANHOLE #3691 - #3689; 395 FT. MANHOLE #3689 - #3687; 450 FT. TOTAL LENGTH: 3,385 FT.	
TOTAL LENGTH CLEANED	8722'

5.0 ITEMS REQUIRING CLIENT APPROVAL

ITEM	CRITICALITY	STATUS	COMPLETION DATE
INFLUENT CL 2 METER	MEDIUM	N/A	N/A
6 TURBIDITY METERS	HIGH	N/A	N/A
4 CHEMICAL FEED PUMPS	MEDIUM	N/A	N/A

6.0 PROCESS CHEMICALS

The process chemical inventory (chlorine, polymer) are the bulk of chemicals used at the plant. All chemicals used are being tracked on a daily basis.

7.0 SOLIDS DISPOSAL

Sludge is separated from water and deposited in the solids sludge drying bed. When enough is collected it will be analyzed and sent to the disposal site.

8.0 SAFETY

Safety of the Waterstone Services staff, and the facility itself is a critical concern. Safety meetings topics for the month of March included: *Pond management safety checklist, Fire extinguisher training video, and Chemical exposure procedures handout*. We are pleased to report that there were no workplace accidents or injuries in the past month

**CITY OF IONE
DEPARTMENT OF PUBLIC WORKS**

MARCH 2024

The Crews have continued to stay very busy with the change in the weather and the vegetation growth

Crews are performing weeds abatement

Weed spraying

Tree trimming and burn piles

Park maintenance

The crews have also installed new signs at the city facilities

Made improvements and repairs at the Ione Pool

Addressed multiple road hazards and pot holes along with a sink ditch on W. Marlette

Yearly fire extinguisher maintenance at all facilities and vehicles

Fixed the dividers in the vandalized skate park bathrooms

Re keyed the facility buildings and gates for better security an key control

Continued efforts to keep up on the street lights in the city

Training:

Crews preformed yearly Live fire extinguisher training

Training with the new John Deer tractor on maintenance operations

Traffic control training

Continuing to be proud of the city and make it a great place to live and work

CITY OF IONE COUNCIL MEETING MINUTES
March 19, 2024

Mayor LaFayne called meeting to order at 6:00 PM

A. ROLL CALL:

Present: Alison LaFayne, Mayor
Diane Wratten, Vice Mayor
Dominic Atlan, Councilmember
Jack Mitchell, Councilmember
Stacy Rhoades, Councilmember
Staff: Amy Gedney, Interim City Manager
Andy Pinasco, City Attorney
Janice Traverso, City Clerk

B. CLOSED SESSION:

Moved by Mayor LaFayne, seconded by Vice Mayor Wratten and carried to move the Closed Session to the end of the meeting.

Public Employee Appointment (Gov. Code 54957)

Title: City Manager

Conference with Labor Negotiations (Gov. Code 54957.6)

Agency Representative: Legal Counsel

Unrepresented Employee: City Manager

AYES: LaFayne, Wratten, Atlan, Mitchell, Rhoades

NOES: None

ABSTAIN: None

ABSENT: None

C. MAYOR LAFAYNE LED THE PLEDGE OF ALLEGIANCE

D. APPROVAL OF AGENDA:

Moved by Councilmember Mitchell, seconded by Councilmember Rhoades and carried to approve the agenda.

AYES: LaFayne, Wratten, Atlan, Mitchell, Rhoades

NOES: None

ABSTAIN: None

ABSENT: None

E. PRESENTATIONS/ANNOUNCEMENTS:

1. Proclamation for Red Cross – Mayor LaFayne presented a Proclamation to Jolinda Sim, American Red Cross proclaiming March as Red Cross Month and approved by the City Council.

F. PUBLIC COMMENT:

1. Tracy Berkner, representing Amador Council of Tourism and Visit Amador gave an update on the efforts of the Amador County Marketing Destination Organization-Visitor Amador. The Executive Board has transitioned to a working board. We are now known as the Amador Business and Visitor Alliance, we are now doing travel shows, etc. to market Amador County. We are working on a Tourism Business Improvement District in 2024. Tracy Berkner invited the City Council to attend their meetings held at the Hotel Sutter, Sutter Creek on the 3rd Thursday of the month.
2. Jim Scully commented that in September, there was discussion was that Ione should be in the business of selling wastewater, a concept that I agree with on an intellectual level, but when I pointed out to the Council that you may not own the water, and due to the diversity of the opinion of the Council, I would like to go over the portion of Greenrock Contract, "Right of First Refusal to Additional Water". "City to supply to a water user and which has not been previously committed to another water user as of the effective date (Additional Recycled Water), Greenrock shall have the right to accept and take delivery of all or a portion of the additional water prior to the City offering and/or providing any of the additional water to another water user or otherwise disposing of the additional water. The parties understand and acknowledge that the sources of the additional water are not limited to the current Recycled Water sources available to the City, but include any and all Recycled Water that the City may have or obtain in the future. Can I respond to any comments or answer any questions?
3. Dave Anderson commented that last October, I received a Public Records response from CDCR regarding Mr. Atlan's employment. It indicated that he is an employee of CalPIA. However, I recently received Mr. Atlan's Form 700, which indicated that he is an employee of the Castle Oaks Golf Course as the manager. Sitting on the City's wastewater committee is an apparent conflict of interest in both employments. I would hope that the City Attorney would clear up this confusion, and take appropriate action. The Public Records request I made of Mr. Atlan's emails between CDCR and himself was not fulfilled. I received nothing responsive, although I did receive 4,430 pages of reports, agendas, studies, redacted emails, photographs and assorted junk. Please review Mr. Pinasco's billable hours connected with this Public Records request. Please respond and indicate the records are forthcoming or do not exist.
4. Larry Rhoades commented on the 1.2 million dollars that the City received for COVID. Instead of purchasing the building next door, the City should have fixed the City's infrastructure, the clarifier at the sewer plant or lining Pond 1.
5. Joel Pitto, resident of Joses' Place again discussed the issues with Joses' Place, the bathroom in the laundry room being locked, the repairs that have not been made in the kitchen due to a recent fire. The residents did meet with Police Chief, John Alfred to voice their concerns. After that meeting, Mr. Pitto did receive a

three day eviction notice. Interim City Manager, Amy Gedney commented that this is a civil issue. The City has done their due diligence in tracking down any building code violations, but it remains a civil issue amongst the residents and the management staff.

G. INFORMATION ITEMS: Information item and no action taken.

1. February 2024 Fire Department Report
2. February 2024 Police Department Report
3. February 2024 Administrative Report
4. February 2024 Building Department Report
5. February 2024 WWTP Report – Councilmember Atlan commented that there are multiple violations, but only BOD’s are noted as a violation, but there are at least five other categories that are over the limits and would like to know why.
6. February 2024 Engineering Report
7. February 2024 Public Works Department Report
8. February 2024 City Clerk’s Report

H. CONSENT CALENDAR:

Moved by Vice Mayor Wratten, seconded by Councilmember Atlan and carried to approve the following Consent Calendar:

1. Minutes of February 20, 2024
2. Warrants
5. Side Letter Agreement with IPOA

AYES: LaFayne, Wratten, Atlan, Mitchell, Rhoades

NOES: None

ABSTAIN: None

ABSENT: None

Councilmember Atlan pulled the following items for discussion:

3. Creation of Section 125 Plan for Employees and Adoption of Budget Amendment – I do not have an issue with the Fire or Police Department’s but would like the other employees phased into the Plan. Interim City Manager commented that part-time employee’s benefits are prorated, which is explained in the Employee Handbook.
4. Update of Employee Handbook – The Employee Handbook took months of talking and I would like it to be reviewed to see what has been changed and brought back at a later date. Interim City Manager commented that the only things that were changed were the legal requirements.

Moved by Councilmember Atlan, seconded by Vice Mayor Wratten and carried to approve Items 3 and 4.

AYES: LaFayne, Wratten, Atlan, Mitchell, Rhoades

NOES: None

ABSTAIN: None

ABSENT: None

DISCUSSION ITEMS:

For the record: Action minutes provide the necessary documentation of City Council action. For those desiring to hear the full discussions on each item, they can request a copy of the recording of the meeting. These recordings provide an accurate and comprehensive backup of City Council deliberations and citizen discussions.

I. REGULAR AGENDA:

5. Discussion regarding the Purchase or Lease of a tractor for Ed Hughes Memorial Arena – Ken Mackey, Interim Superintendent of Public Works presented the Council with five different tractor options from a Quote Request sent out on February 27, 2024.

- John Deere – 2021 5115M Utility Tractor - \$41,933.68
- John Deere – 5090E Open Operator Station Tractor - \$61,669.75
- New Holland – Powerstar100 - \$57,282.60
- John Deere – 5115M Utility Tractor - \$67,330.48

After discussion by Council, it was moved by Councilmember Mitchell, seconded by Councilmember Atlan and carried to purchase the John Deere 5090E Open Operator Station Tractor for \$61,669.75.

AYES: LaFayne, Wratten, Atlan, Mitchell, Rhoades

NOES: None

ABSTAIN: None

ABSENT: None

1. Overview of Wastewater Treatment Plants – Path Forward – Kathryn Giest representing West Yost Engineering gave an overview of the plants and a path forward that would incorporate both ARSA and CDCR for discharge at the Tertiary Plant. This item was also brought to the Wastewater Committee in February, and the Committee recommended that we bring the path forward to the whole Council. This item will be brought back at the April meeting with a budget adjustment and show where we are in each of the funds and how things are going to shake out financially.

Jack Copeland asked how often are the BOC's are measured, who measures it and does it meet MIASH standards for the water you are putting on the golf course and is that information made public. The BOC are measured weekly, all meet the water quality needs, and is public information.

Larry Rhoades commented that instead of hooking up to the CDCR line going down Dave Brubeck Road, it should be hooked up to the ARSA line, if you are going to run it out to Woodard Bottom. Who is going to pay almost a million dollars to run the Tertiary Plant.

2. Discussion regarding Agreement with Portlock International – Councilmember Rhoades commented that our agreement with Portlock International states that the contract should be reviewed every 5 years and believe it has been over 10 years

since it has been reviewed. Also, we should be receiving their financials every year, which we have never received. Interim City Manager commented that she met with the management of the Golf Course to try to get a meeting with the owner but I did not hear nothing. According to the contract, the City needs to provide written notice to the owner of the golf course for the financials. This will item will be discussed with the new City Manager.

3. Discussion regarding appointment or election of City Clerk position - Vice Mayor Wratten commented that there has been several discussions regarding making the City Clerk part of the Finance staff. Most cities no longer have elected City Clerks and in a City of our size, the utilization of information and getting information, staff time and efforts is a lot of work. So having a staff member doing this level of work is more advantageous for the City. The current stipend that we pay the City Clerk is \$2,200 and that would be directed to the staff position in the Finance Department. Having an elected City Clerk there is little or no oversight in the job duties. The elected City Clerks are not responsible to anybody but themselves. We as a Council can only censure her for not doing her job. As an elected City Clerk with all the responsibility there is no oversight in how and when the work is completed. So, this would offer us additional oversight into the position making sure that the work that is necessary is getting done.

The duties are outlined in the Muni Code and Government Code. City Attorney explained the process to make the City Clerk an appointed position.

Councilmember Atlan commented that when the City Clerk's stipend was increased because we had no staff at the time. There is a lot of duties for the City Clerk that are being done by other people because now we do have staff. The City Manager, or the Park and Recreation person and administrative assistant is doing. We should look at these duties and see if we should still be paying \$2,200 to the City Clerk or should be adjust or should be make that a staff position. If someone runs for City Clerk, they need to know what the pay is. The problem with an elected official is all you can do is censure someone. When they let someone in City Hall after hours, you can do nothing. If that was a staff person they would be reprimanded or at least having a talking to. There is no accountability for elected officials except censured with a \$50 fine. I prefer that the City Clerk go back to \$200 and give the City Clerk the duties they use to have and talk about bringing it in as a staff position.

Mayor LaFayne the list of duties is pretty extensive and can see how it falls on the City Manager's desk and other employees. Staff is busy and I think having an additional employee in the building to share some of this work load would be beneficial. Often we don't know who we are getting the agenda from. Most recently it has been more consistent. I think a staff position would be more beneficial.

Interim City Manager commented that elected City Clerk's are the bygone days because when you needed someone to type the minutes when the men folk were sitting there having a meeting basically.

City Clerk asked what duties am I not doing? How do you know what I do, are you getting it from someone else?

Councilmember Atlan commented, I am on the Parks Commission and you are supposed to take the minutes and you were not there.

City Clerk commented that Park and Recreation Commission is not part of the City Clerk duties.

The following people spoke in favor of keeping the position elected and in support of the City Clerk:

- Andy Aguilera
- Jim Scully
- Larry Rhoades

City Clerk, Janice Traverso commented that I do not question the item on the agenda, whether the City Clerk should be an appointed or elected but I do have an issue with you saying I am not doing my job—what have I not been doing. I have a real issue with that. I believe it is just a retaliation for being friends with Stacy and Jack and the public. The public knows I do a professional job and I am here everyday doing my job. You have the nerve to say I am not doing my job. I would like you to point out one thing that is in the job description that I am not doing. There is no one on staff that is doing my job. I would like you to come in the office and see what I am doing so that you know first hand. That is retaliation against me or is it age discrimination or bullying. I have been harassed the last two years by two of the Councilmembers and now maybe three.

- Bette Rhoades support of the City Clerk

This was not about Janice, it was about duties of the City Clerk and it turned into a fiasco—everyone is accusing everybody of everything. It is simply the duties that are being done by other people. I asked one question, you were supposed to be at the Park and Recreation Commission doing the minutes and you were not there. If you were excused, then I would like the to see the City resolution that says that.

Bringing this in house, will make City Hall run smoothly and more efficiently and I think as a Council we should evaluate that and make it happen.

Moved by Vice Mayor Wratten, seconded by Councilmember Atlan to direct the City Attorney to draft up a ballot measure moving the City Clerk from an elected position and also bring back the costs associated with the measure.

AYES: LaFayne, Wratten, Atlan

NOES: Mitchell, Rhoades

ABSTAIN: None

ABSENT: None

4. Discussion regarding the establishment of a Memorial Tree (Bench) Program – This item will be forwarded to the Park & Recreation Department to adopt a Memorial Bench and Tree dedication policy and program.

J. REPORTS AND COMMUNICATIONS FROM CITY ATTORNEY:

- Thanked Amy Gedney and wished her well on her next venture. He enjoyed working with her and learned a lot.

K. REPORTS AND COMMUNICATIONS FROM CITY MANAGER:

- Thanked the Council for allowing her to serve as the Interim City Manager for their support—enjoyed it very much.

L. COUNCIL COMMENTS/COMMITTEE REPORTS/FUTURE AGENDA ITEMS:

- Vice Mayor Wratten commented on Mr. Jim Scully's comment under Public Comment on Recycled Water—he read Section 8 regarding Recycled Water but as we saw from what West Yost presented, the water we are now talking about now is fully tertiary quality and is not recycled and they do not have first right of refusal.
- Mayor LaFayne met with all the mayor of the five different cities and discussed sharing resources such as grant writers.
- Councilmember Mitchell thanked Amy Gedney for a great year—excellent job.
- Councilmember Rhoades attended first meeting of the Air District and incentive program on purchase electric equipment. Also, thanked Amy Gedney for a great job.

M. CLOSED SESSION: Council convened to Closed Session to discuss the Following:

- **Public Employee Appointment (Gov. Code 54957)**
Title: City Manager
- **Conference with Labor Negotiations (Gov. Code 54957.6)**
Agency Representative: Legal Counsel
Unrepresented Employee: City Manager
- **Conference with Legal Counsel – Anticipated Litigation**
Significant exposure to litigation pursuant to Paragraph (2) of subdivision (d) of Gov. Code 54956.9 (1 Case)

N. DISPOSITION OF CLOSED SESSION: Direction was given to staff and no reportable action was taken on the following:

- **Public Employee Appointment (Gov. Code 54957)**
Title: City Manager
- **Conference with Labor Negotiations (Gov. Code 54957.6)**
Agency Representative: Legal Counsel
Unrepresented Employee: City Manager
- **Conference with Legal Counsel – Anticipated Litigation**
Significant exposure to litigation pursuant to Paragraph (2) of subdivision (d) of Gov. Code 54956.9 (1 Case)

O. ADJOURNMENT:

It was moved by Councilmember Mitchell, seconded by Vice Mayor Wratten to adjourn.

Respectfully Submitted,

Janice Traverso
City Clerk

DRAFT

I. REGULAR AGENDA:

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K. REPORT AND COMMUNICATION FROM CITY ATTORNEY:

L. REPORT AND COMMUNICATION FROM CITY MANAGER: None

M. COUNCIL COMMENTS/COMMITTEE REPORTS/FUTURE AGENDA:

N. ADJOURNMENT:

Mayor LaFayne adjourned the meeting at 7:32 p.m.

Respectfully submitted,
Janice Traverso, City Clerk



CITY OF IONE
IONE, CA 95640

Agenda Item #G2

DATE: APRIL 16, 2024

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JODI STENECK, FINANCE MANAGER

SUBJECT: APRIL 16, 2024 WARRANTS

RECOMMENDED ACTION:

Staff recommends that the council review and approve the attached warrant list.

FISCAL IMPACT:

\$140,554.80

ATTACHMENTS:

- A. Warrant list dated 4-16-2024

Invoice Number	Seq.#	Description	Invoice Date	GL Peri	GL Account Number	Activity #	GL Account Description	Net Invoice Check Amount
ABC PLUMBING HEATING & AIR COND INC								
I4897	1	HYDRO MAINTENANCE VARIOUS LOCATIONS	03/21/24	04/24	3111-92-6193	0	MAINT OF COLLECTION SYSTEM	5,005.00
Total I4897:								5,005.00
AIRE SERV OF THE GOLD COUNTRY								
101166121	1	DIAGNOSTIC FEE	03/25/24	04/24	1111-92-6203	0	MAINT & OPERATIONS - EQUIPMENT	175.00
Total 101166121:								175.00
AMADOR COUNTY ANIMAL CONTROL								
42024040	1	3/18/2024 ANIMAL CONTROL INCIDENT	04/04/24	04/24	1111-70-6119	0	SAFETY EQUIPMENT	185.12
42024040	2	3/18/2024 ANIMAL CONTROL INCIDENT	04/04/24	04/24	9670-70-6119	0	SAFETY EQUIP	185.11
Total 42024040:								370.23
AMADOR WATER AGENCY								
005018-001X2024	1	RAW WATER HOWARD PARK	04/01/24	04/24	1111-92-6170	0	UTILITIES	1,711.36
Total 005018-001X2024:								1,711.36
005018-020X2024	1	HYDRANT METER	03/28/24	04/24	3111-92-6170	0	UTILITIES	151.50
Total 005018-020X2024:								151.50
ARCO BUSINESS SOLUTIONS								
42021040	1	PD FUEL	04/01/24	04/24	1111-70-6201	0	FUEL	947.50
42021040	2	PD FUEL	04/01/24	04/24	9670-70-6201	0	FUEL	775.22
42021040	3	AMAZON WEB SERVICES	04/01/24	04/24	1111-65-6166	0	SOFTWARE	55.27
42021040	4	AMAZON WEB SERVICES	04/01/24	04/24	2111-65-6166	0	SOFTWARE	9.21
42021040	5	AMAZON WEB SERVICES	04/01/24	04/24	3111-65-6166	0	SOFTWARE	18.42
42021040	6	AMAZON WEB SERVICES	04/01/24	04/24	9670-65-6166	0	SOFTWARE	4.61
42021040	7	AMAZON WEB SERVICES	04/01/24	04/24	9675-65-6166	0	SOFTWARE	4.61
42021040	8	SIP PHONE SYSTEM	04/01/24	04/24	1111-65-6160	0	COMMUNICATIONS	274.24
42021040	9	SIP PHONE SYSTEM	04/01/24	04/24	2111-65-6160	0	COMMUNICATIONS	45.71
42021040	10	SIP PHONE SYSTEM	04/01/24	04/24	3111-65-6160	0	COMMUNICATIONS	91.41
42021040	11	SIP PHONE SYSTEM	04/01/24	04/24	9670-65-6160	0	COMMUNICATIONS	22.85
42021040	12	SIP PHONE SYSTEM	04/01/24	04/24	9675-65-6160	0	COMMUNICATIONS	22.85
42021040	13	ADOBE/ADMIN	04/01/24	04/24	1111-65-6111	0	OFFICE EXPENSE	505.42

Invoice Number	Seq.#	Description	Invoice Date	GL Peri	GL Account Number	Activity #	GL Account Description	Net Invoice Check Amount
42021040	14	ADOBE/ADMIN	04/01/24	04/24	2111-65-6111	0	OFFICE EXPENSE	84.24
42021040	15	ADOBE/ADMIN	04/01/24	04/24	3111-65-6111	0	OFFICE EXPENSE	168.47
42021040	16	ADOBE/ADMIN	04/01/24	04/24	9670-65-6111	0	OFFICE EXPENSE	42.12
42021040	17	ADOBE/ADMIN	04/01/24	04/24	9675-65-6111	0	OFFICE EXPENSE	42.12
42021040	18	MARKETING	04/01/24	04/24	1111-65-6115	0	CLOTHING	111.40
42021040	19	SEWER BILLING	04/01/24	04/24	3111-65-6111	0	OFFICE EXPENSE	397.19
42021040	20	PW SPECIAL DEPT	04/01/24	04/24	1111-92-6120	0	SPECIAL DEPARTMENTAL EXPENSE	353.94
42021040	21	PW FACILITIES/MAINT	04/01/24	04/24	1111-92-6190	0	MAINT OF BLDGS, STRUCT, GROUND	282.07
42021040	22	PW STAFF RECRUITMENT	04/01/24	04/24	1111-65-6123	0	STAFF RECRUITMENT	506.39
42021040	23	WWTP PROFESSIONAL SERVICES	04/01/24	04/24	3111-92-6215	0	PROF SERVICES	1,076.98
42021040	24	PW STREETS SPECIAL DEPT	04/01/24	04/24	2111-92-6120	0	SPECIAL DEPT	2,516.38
42021040	25	PW STREETS	04/01/24	04/24	2111-92-6120	0	SPECIAL DEPT	175.17
42021040	26	FD REIMBURSED EXP	04/01/24	04/24	1111-75-6199	0	EXPENSE REIMBURSEMENT	1,082.41
42021040	27	FD SPECIAL DEPT	04/01/24	04/24	1111-75-6120	0	SPECIAL DEPARTMENTAL EXPENSE	394.36
42021040	28	FD SPECIAL DEPT	04/01/24	04/24	9675-75-6120	0	SPECIAL DEPT	131.45
42021040	29	FD SPECIAL DEPT	04/01/24	04/24	9613-75-6120	0	SPEC DEPT	131.45
42021040	30	FD TRAINING	04/01/24	04/24	1111-75-6122	0	TRAINING & TRAVEL	63.65
42021040	31	FD TRAINING	04/01/24	04/24	9675-75-6122	0	TRAINING	21.22
42021040	32	FD TRAINING	04/01/24	04/24	9613-75-6122	0	TRAINING	21.22
42021040	33	FD MAINT AND REPAIR	04/01/24	04/24	1111-75-6190	0	MAINT OF BLDGS, STRUCT, GROUND	524.48
42021040	34	FD MAINT AND REPAIR	04/01/24	04/24	9675-75-6190	0	MAINT OF BLDGS	174.83
42021040	35	FD MAINT AND REPAIR	04/01/24	04/24	9613-75-6190	0	MAINT OF BLDGS	174.83
42021040	36	PD OFFICE	04/01/24	04/24	1111-70-6111	0	OFFICE	56.43
42021040	37	PD OFFICE	04/01/24	04/24	9670-70-6111	0	OFFICE	46.16
Total 42021040:								11,356.28
AT&T CALNET 3								
000021505317	1	MARCH 2024 MONTHLY STATEMENT BAN 9391064373	04/01/24	04/24	1111-70-6160	0	COMMUNICATIONS	133.41
000021505317	2	MARCH 2024 MONTHLY STATEMENT BAN 9391064373	04/01/24	04/24	9670-70-6160	0	COMMUNICATIONS	109.15
Total 000021505317:								242.56
CAL.NET INC								
3406608	1	WIRELESS SUPREME/EAVE OF MAIN HOUSE/CALEA COMPLIANCE/PROTECT SILVER	03/28/24	04/24	1111-65-6160	0	COMMUNICATIONS	117.37
Total 3406608:								117.37
CARBON COPY INC.								
628090	1	COPIER SERVICES MARCH 2024	03/25/24	04/24	1111-70-6111	0	OFFICE	15.54

Invoice Number	Seq.#	Description	Invoice Date	GL Peri	GL Account Number	Activity #	GL Account Description	Net Invoice Check Amount
628090	2	COPIER SERVICES MARCH 2024	03/25/24	04/24	9670-70-6111	0	OFFICE	15.64
Total 628090:								31.18
628091	1	ADMIN	03/25/24	04/24	1111-65-6111	0	OFFICE EXPENSE	116.63
628091	2	ADMIN	03/25/24	04/24	2111-65-6111	0	OFFICE EXPENSE	19.44
628091	3	ADMIN	03/25/24	04/24	3111-65-6111	0	OFFICE EXPENSE	38.88
628091	4	ADMIN	03/25/24	04/24	9670-65-6111	0	OFFICE EXPENSE	9.72
628091	5	ADMIN	03/25/24	04/24	9675-65-6111	0	OFFICE EXPENSE	9.71
Total 628091:								194.38
CASELLE INC.								
132238	1	FINANCIAL SOFTWARE SUPPORT ARPIL 2024	04/01/24	04/24	9675-65-6166	0	SOFTWARE	92.55
132238	2	FINANCIAL SOFTWARE SUPPORT APRIL 2024	04/01/24	04/24	1111-65-6166	0	SOFTWARE	1,110.60
132238	3	FINANCIAL SOFTWARE SUPPORT APRIL 2024	04/01/24	04/24	2111-65-6166	0	SOFTWARE	185.10
132238	4	FINANCIAL SOFTWARE SUPPORT APRIL 2024	04/01/24	04/24	3111-65-6166	0	SOFTWARE	370.20
132238	5	FINANCIAL SOFTWARE SUPPORT APRIL 2024	04/01/24	04/24	9670-65-6166	0	SOFTWARE	92.55
Total 132238:								1,851.00
DEPARTMENT OF CONSERVATION								
4012024	1	STRONG MOTION INSTRUMENTATION AND SEISMIC HAZARD MAPPING FEES	04/01/24	04/24	1111-00-2120	0	TAXES & WITHHOLDINGS DUE	234.91
Total 4012024:								234.91
FIRST SECURITY FINANCE INC.								
IONEPCA-2008-1X	1	PRINCIPAL PMT	04/01/24	04/24	9511-50-9311	0	RETIREMENT OF PRINCIPAL	2,951.79
IONEPCA-2008-1X	2	INTEREST PMT	04/01/24	04/24	9511-50-9211	0	INTEREST EXPENSE	542.53
Total IONEPCA-2008-1X52024:								3,494.32
IONE ACE HARDWARE								
42025230	1	FIRE DEPT	03/25/24	04/24	1111-75-6190	0	MAINT OF BLDGS, STRUCT, GROUND	913.93
42025230	2	FIRE DEPT	03/25/24	04/24	9675-75-6190	0	MAINT OF BLDGS	304.64
42025230	3	FIRE DEPT	03/25/24	04/24	9613-75-6190	0	MAINT OF BLDGS	304.64
42025230	4	WWTP	03/25/24	04/24	3111-92-8813	0	CAPITAL OTHER	664.55
42025230	5	PARKS	03/25/24	04/24	1111-92-6190	0	MAINT OF BLDGS, STRUCT, GROUND	801.38
42025230	6	PW BUILDING AND GROUNDS	03/25/24	04/24	1111-92-6190	0	MAINT OF BLDGS, STRUCT, GROUND	9.70

Invoice Number	Seq.#	Description	Invoice Date	GL Peri	GL Account Number	Activity #	GL Account Description	Net Invoice Check Amount
Total 42025230:								2,998.84
IW SOLAR LLC								
24304	1	SOLAR PRODUCED AT WATER TREATMENT FACILITY	04/01/24	04/24	3111-92-6170	0	UTILITIES	7,458.88
Total 24304:								7,458.88
JACKSON TIRE SERVICE INC								
1-219192	1	MOUNT AND BALANCE TIRES ON PATROL CAR	03/25/24	04/24	1111-70-6202	0	VEHICLE MAINT	110.00
1-219192	2	MOUNT AND BALANCE TIRES ON PATROL CAR	03/25/24	04/24	9670-70-6202	0	VEHICLE MAINT	90.00
Total 1-219192:								200.00
LIBERTY GUNS & AMMO								
1406	1	WINCHESTER 223 55GR CASE X5/FIOCCHI 9MM 115GR CASE X5	04/05/24	04/24	1111-70-6119	0	SAFETY EQUIPMENT	2,815.31
1406	2	WINCHESTER 223 55GR CASE X5/FIOCCHI 9MM 115GR CASE X5	04/05/24	04/24	9670-70-6119	0	SAFETY EQUIP	2,815.31
Total 1406:								5,630.62
LIFE- ASSIST INC								
1417577	1	SUPRENO SE NITRILE EXAM GLOVE	03/19/24	04/24	9675-75-6119	0	SAFETY EQUIP.	96.98
1417577	2	SUPRENO SE NITRILE EXAM GLOVE	03/19/24	04/24	9613-75-6119	0	SAFETY EQUIPMENT	96.97
Total 1417577:								193.95
MISSION IT SOLUTIONS INC.								
2170	1	ADMIN	04/01/24	04/24	1111-65-6167	0	IT SERVICES	49.13
2170	2	ADMIN	04/01/24	04/24	2111-65-6167	0	IT SERVICES	8.19
2170	3	ADMIN	04/01/24	04/24	3111-65-6163	0	IT SERVICES	16.38
2170	4	ADMIN	04/01/24	04/24	9670-65-6167	0	IT SERVICES	4.09
2170	5	ADMIN	04/01/24	04/24	9675-65-6167	0	IT SERVICES	4.09
2170	6	POLICE	04/01/24	04/24	1111-70-6167	0	IT HARDWARE	45.03
2170	7	POLICE	04/01/24	04/24	9670-70-6166	0	SOFTWARE	36.84
2170	8	FIRE	04/01/24	04/24	1111-75-6167	0	IT HARDWARE	49.13
2170	9	FIRE	04/01/24	04/24	9675-75-6166	0	SOFTWARE	16.38
2170	10	FIRE	04/01/24	04/24	9613-75-6163	0	IT SERVICES	16.38
2170	11	BUILDING	04/01/24	04/24	1111-85-6166	0	SOFTWARE PROGRAMS	32.75
2170	12	PUBLIC WORKS	04/01/24	04/24	1111-92-6166	0	SOFTWARE PROGRAMS	16.70

Invoice Number	Seq.#	Description	Invoice Date	GL Peri	GL Account Number	Activity #	GL Account Description	Net Invoice Check Amount
2170	13	PUBLIC WORKS	04/01/24	04/24	2111-92-6166	0	SOFTWARE	16.21
2170	14	PUBLIC WORKS	04/01/24	04/24	3111-92-6166	0	SOFTWARE	16.20
Total 2170:								327.50
NAPA AUTO PARTS								
42021330	1	FIRE DEPARTMENT VEHICLE REPAIRS	03/31/24	04/24	1111-75-6202	0	VEHICLE MAINT	21.98
42021330	2	FIRE DEPARTMENT VEHICLE REPAIRS	03/31/24	04/24	9675-75-6202	0	VEHICLE MAINT.	25.69
42021330	3	FIRE DEPARTMENT VEHICLE REPAIRS	03/31/24	04/24	9613-75-6202	0	VEHICLE MAINT	25.69
Total 42021330:								73.36
NEUMILLER & BEARDSLEE								
347334	1	GENERAL LEGAL SERVICES MARCH 2024	04/01/24	04/24	1111-68-6210	0	PROF & SPEC SERVICES-ATTORNEY	21,212.04
Total 347334:								21,212.04
347335	1	ARSA Litigation MARCH 2024	04/01/24	04/24	3131-68-6221	0	PROF SERVICES -LEGAL	467.50
Total 347335:								467.50
PG & E								
1493085298-4X320	1	CITY YARD MILL ST	03/25/24	04/24	1111-92-6170	0	UTILITIES	16.11
Total 1493085298-4X32024:								16.11
2292622148-6X032	1	2292622148-6 600 PRESTON AVE	03/22/24	04/24	1111-75-6170	0	UTILITIES	879.27
2292622148-6X032	2	2292622148-6 600 PRESTON AVE	03/22/24	04/24	9675-75-6170	0	UTILITIES	293.09
2292622148-6X032	3	2292622148-6 600 PRESTON AVE	03/22/24	04/24	9613-75-6170	0	UTILITIES	293.09
Total 2292622148-6X032024:								1,465.45
7283130664-1X320	1	MAIN ST & SACRAMENTO PARK & RIDE LOT AREA	03/25/24	04/24	1111-92-6170	0	UTILITIES	43.92
Total 7283130664-1X32024:								43.92
PROCLEAN SUPPLY								
592559	1	JANITORIAL SUPPLIES	04/09/24	04/24	1111-92-6190	0	MAINT OF BLDGS, STRUCT, GROUND	508.96

Invoice Number	Seq.#	Description	Invoice Date	GL Peri	GL Account Number	Activity #	GL Account Description	Net Invoice Check Amount
Total 592559:								508.96
RUCKER, DEMETRIU								
4012024	1	ACCT # 1202.02 RENTAL SEWER DEPOSIT RETURN	04/01/24	04/24	3111-48-4805	0	SEWER SERVICE CHARGES	122.10
Total 4012024:								122.10
SACRAMENTO BIKE HIKERS								
4082024	1	PARTY TO PARDEE 4/06/2024 EVALYNN BISHOP HALL DEPOSIT RETURN	04/08/24	04/24	1111-00-1119	0	DEPOSIT CLEARING ACCOUNT	700.00
Total 4082024:								700.00
SHRED CITY								
23973032724	1	DOCUMENT DESTRUCTION SERVICE	03/28/24	04/24	1111-65-6111	0	OFFICE EXPENSE	120.00
23973032724	2	DOCUMENT DESTRUCTION SERVICE	03/28/24	04/24	2111-65-6111	0	OFFICE EXPENSE	20.00
23973032724	3	DOCUMENT DESTRUCTION SERVICE	03/28/24	04/24	3111-65-6111	0	OFFICE EXPENSE	40.00
23973032724	4	DOCUMENT DESTRUCTION SERVICE	03/28/24	04/24	9670-65-6111	0	OFFICE EXPENSE	10.00
23973032724	5	DOCUMENT DESTRUCTION SERVICE	03/28/24	04/24	9675-65-6111	0	OFFICE EXPENSE	10.00
Total 23973032724:								200.00
SIERRA FOOTHILL FIRE EXTINGUISHER								
15436	1	EXTS ANNUAL MAINTENANCE/TEARDOWNS/VALVE STEMS/ORINGS/PULL PINS/DRY CHEMICAL	03/27/24	04/24	1111-75-6130	0	TOOLS & SMALL EQUIP	260.48
15436	2	EXTS ANNUAL MAINTENANCE/TEARDOWNS/VALVE STEMS/ORINGS/PULL PINS/DRY CHEMICAL	03/27/24	04/24	9675-75-6130	0	TOOLS & SM. EQUIP	86.83
15436	3	EXTS ANNUAL MAINTENANCE/TEARDOWNS/VALVE STEMS/ORINGS/PULL PINS/DRY CHEMICAL	03/27/24	04/24	9613-75-6130	0	TOOLS & SM EQUIP	86.83
Total 15436:								434.14
15437	1	EXTS ANNUAL MAINTENANCE/TEARDOWNS/VALVE STEMS/ORINGS/NEW EXTINGUISHERS/BRACKETS/FUSIBLE LINKS	03/27/24	04/24	1111-75-6130	0	TOOLS & SMALL EQUIP	775.61
15437	2	EXTS ANNUAL MAINTENANCE/TEARDOWNS/VALVE STEMS/ORINGS/NEW EXTINGUISHERS/BRACKETS/FUSIBLE LINKS	03/27/24	04/24	9675-75-6130	0	TOOLS & SM. EQUIP	258.54
15437	3	EXTS ANNUAL MAINTENANCE/TEARDOWNS/VALVE STEMS/ORINGS/NEW EXTINGUISHERS/BRACKETS/FUSIBLE LINKS	03/27/24	04/24	9613-75-6130	0	TOOLS & SM EQUIP	258.54

Invoice Number	Seq.#	Description	Invoice Date	GL Peri	GL Account Number	Activity #	GL Account Description	Net Invoice Check Amount
Total 15437:								1,292.69
SUTTER AMADOR HOSPITAL								
60001749X42024	1	STATEMENT OF PROFESSIONAL SERVICES	04/03/24	04/24	9670-70-6120	0	SPECIAL DEPARTMENTAL	1,800.00
Total 60001749X42024:								1,800.00
60001749X52023	1	STATEMENT OF PROFESSIONAL SERVICES	05/17/23	04/24	9670-70-6120	0	SPECIAL DEPARTMENTAL	1,400.00
Total 60001749X52023:								1,400.00
TOMMY'S GARAGE								
20327	1	POWER POINTS INOP/TRACE WIRE DOWN TO AFTERMARKET FUSE BOX/REPLACE FUSE	03/26/24	04/24	1111-70-6202	0	VEHICLE MAINT	165.76
20327	2	POWER POINTS INOP/TRACE WIRE DOWN TO AFTERMARKET FUSE BOX/REPLACE FUSE	03/26/24	04/24	9670-70-6202	0	VEHICLE MAINT	135.63
Total 20327:								301.39
VOLCANO TELEPHONE COMPANY								
100054X40124	1	CITY HALL ADMIN	04/01/24	04/24	1111-65-6160	0	COMMUNICATIONS	18.60
100054X40124	2	CITY HALL ADMIN	04/01/24	04/24	2111-65-6160	0	COMMUNICATIONS	3.10
100054X40124	3	CITY HALL ADMIN	04/01/24	04/24	3111-65-6160	0	COMMUNICATIONS	6.20
100054X40124	4	CITY HALL ADMIN	04/01/24	04/24	9670-65-6160	0	COMMUNICATIONS	1.55
100054X40124	5	CITY HALL ADMIN	04/01/24	04/24	9675-65-6160	0	COMMUNICATIONS	1.55
100054X40124	6	POLICE DEPT	04/01/24	04/24	1111-70-6160	0	COMMUNICATIONS	17.05
100054X40124	7	POLICE DEPT	04/01/24	04/24	9670-70-6160	0	COMMUNICATIONS	13.95
100054X40124	8	BUILDING DEPT	04/01/24	04/24	1111-85-6160	0	COMMUNICATIONS	6.90
Total 100054X40124:								68.90
42020140	1	IFA ACCT 63376	04/10/24	04/24	1111-75-6160	0	COMMUNICATIONS	44.94
42020140	2	IFA ACCT 63376	04/10/24	04/24	9675-75-6160	0	COMMUNICATIONS	14.98
42020140	3	IFA ACCT 63376	04/10/24	04/24	9613-75-6160	0	COMMUNICATIONS	14.98
Total 42020140:								74.90
42021040	1	IFD #2 ACCT 63360	04/01/24	04/24	1111-75-6160	0	COMMUNICATIONS	141.25
42021040	2	IFD #2 ACCT 63360	04/01/24	04/24	9675-75-6160	0	COMMUNICATIONS	47.08
42021040	3	IFD #2 ACCT 63360	04/01/24	04/24	9613-75-6160	0	COMMUNICATIONS	47.08

Invoice Number	Seq.#	Description	Invoice Date	GL Peri	GL Account Number	Activity #	GL Account Description	Net Invoice Check Amount
Total 42021040:								235.41
94906X40124	1	CITY HALL ADMIN	04/01/24	04/24	1111-65-6160	0	COMMUNICATIONS	37.80
94906X40124	2	CITY HALL ADMIN	04/01/24	04/24	2111-65-6160	0	COMMUNICATIONS	6.30
94906X40124	3	CITY HALL ADMIN	04/01/24	04/24	3111-65-6160	0	COMMUNICATIONS	12.60
94906X40124	4	CITY HALL ADMIN	04/01/24	04/24	9670-65-6160	0	COMMUNICATIONS	3.15
94906X40124	5	CITY HALL ADMIN	04/01/24	04/24	9675-65-6160	0	COMMUNICATIONS	3.15
94906X40124	6	POLICE DEPT	04/01/24	04/24	1111-70-6160	0	COMMUNICATIONS	34.65
94906X40124	7	POLICE DEPT	04/01/24	04/24	9670-70-6160	0	COMMUNICATIONS	28.35
94906X40124	8	BUILDING DEPT	04/01/24	04/24	1111-85-6160	0	COMMUNICATIONS	14.00
Total 94906X40124:								140.00
WATERSTONE SERVICES, LLC								
412024	1	APRIL 2024 SERVICES	04/01/24	04/24	3111-92-6215	0	PROF SERVICES	28,050.00
412024	2	APRIL 2024 SERVICES	04/01/24	04/24	3131-92-6215	0	PROF SERVICES	18,700.00
Total 412024:								46,750.00
WESTERN TACTICAL UNIFORM AND GEAR								
WT1037	1	PB-GDCM00BV0J - GUARDIAN CARRIER (REEDER, HOWDEN, CAMPBELL, ANDRIOLA, SGROI, LEGORRETA, ALRED)	03/06/24	04/24	9670-70-6119	0	SAFETY EQUIP	15,768.45
Total WT1037:								15,768.45
WILLDAN								
00627234	1	CITY ENGINEERING SERVICES THROUGH 2/23/24	03/29/24	04/24	1111-90-6225	0	ENGINEER SERVICES-BILLABLE	4,187.60
Total 00627234:								4,187.60
00627235	1	DEVELOPMENT REVIEW THROUGH 2/23/24	03/29/24	04/24	1111-90-6225	0	ENGINEER SERVICES-BILLABLE	1,547.00
Total 00627235:								1,547.00
Total :								140,554.80
Grand Totals:								140,554.80

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
1111-00-1119	700.00	.00	700.00
1111-00-2120	234.91	.00	234.91
1111-65-6111	742.05	.00	742.05
1111-65-6115	111.40	.00	111.40
1111-65-6123	506.39	.00	506.39
1111-65-6160	448.01	.00	448.01
1111-65-6166	1,165.87	.00	1,165.87
1111-65-6167	49.13	.00	49.13
1111-68-6210	21,212.04	.00	21,212.04
1111-70-6111	71.97	.00	71.97
1111-70-6119	3,000.43	.00	3,000.43
1111-70-6160	185.11	.00	185.11
1111-70-6167	45.03	.00	45.03
1111-70-6201	947.50	.00	947.50
1111-70-6202	275.76	.00	275.76
1111-75-6120	394.36	.00	394.36
1111-75-6122	63.65	.00	63.65
1111-75-6130	1,036.09	.00	1,036.09
1111-75-6160	186.19	.00	186.19
1111-75-6167	49.13	.00	49.13
1111-75-6170	879.27	.00	879.27
1111-75-6190	1,438.41	.00	1,438.41
1111-75-6199	1,082.41	.00	1,082.41
1111-75-6202	21.98	.00	21.98
1111-85-6160	20.90	.00	20.90
1111-85-6166	32.75	.00	32.75
1111-90-6225	5,734.60	.00	5,734.60
1111-92-6120	353.94	.00	353.94
1111-92-6166	16.70	.00	16.70
1111-92-6170	1,771.39	.00	1,771.39
1111-92-6190	1,602.11	.00	1,602.11
1111-92-6203	175.00	.00	175.00
2111-65-6111	123.68	.00	123.68
2111-65-6160	55.11	.00	55.11
2111-65-6166	194.31	.00	194.31
2111-65-6167	8.19	.00	8.19
2111-92-6120	2,691.55	.00	2,691.55
2111-92-6166	16.21	.00	16.21
3111-48-4805	122.10	.00	122.10

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
3111-65-6111	644.54	.00	644.54
3111-65-6160	110.21	.00	110.21
3111-65-6163	16.38	.00	16.38
3111-65-6166	388.62	.00	388.62
3111-92-6166	16.20	.00	16.20
3111-92-6170	7,610.38	.00	7,610.38
3111-92-6193	5,005.00	.00	5,005.00
3111-92-6215	29,126.98	.00	29,126.98
3111-92-8813	664.55	.00	664.55
3131-68-6221	467.50	.00	467.50
3131-92-6215	18,700.00	.00	18,700.00
9511-50-9211	542.53	.00	542.53
9511-50-9311	2,951.79	.00	2,951.79
9613-75-6119	96.97	.00	96.97
9613-75-6120	131.45	.00	131.45
9613-75-6122	21.22	.00	21.22
9613-75-6130	345.37	.00	345.37
9613-75-6160	62.06	.00	62.06
9613-75-6163	16.38	.00	16.38
9613-75-6170	293.09	.00	293.09
9613-75-6190	479.47	.00	479.47
9613-75-6202	25.69	.00	25.69
9670-65-6111	61.84	.00	61.84
9670-65-6160	27.55	.00	27.55
9670-65-6166	97.16	.00	97.16
9670-65-6167	4.09	.00	4.09
9670-70-6111	61.80	.00	61.80
9670-70-6119	18,768.87	.00	18,768.87
9670-70-6120	3,200.00	.00	3,200.00
9670-70-6160	151.45	.00	151.45
9670-70-6166	36.84	.00	36.84
9670-70-6201	775.22	.00	775.22
9670-70-6202	225.63	.00	225.63
9675-65-6111	61.83	.00	61.83
9675-65-6160	27.55	.00	27.55
9675-65-6166	97.16	.00	97.16
9675-65-6167	4.09	.00	4.09
9675-75-6119	96.98	.00	96.98

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
9675-75-6120	131.45	.00	131.45
9675-75-6122	21.22	.00	21.22
9675-75-6130	345.37	.00	345.37
9675-75-6160	62.06	.00	62.06
9675-75-6166	16.38	.00	16.38
9675-75-6170	293.09	.00	293.09
9675-75-6190	479.47	.00	479.47
9675-75-6202	25.69	.00	25.69
Grand Totals:	140,554.80	.00	140,554.80

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
04/24	140,554.80	.00	140,554.80
Grand Totals:	140,554.80	.00	140,554.80



CITY OF IONE
IONE, CA 95640

Agenda Item #G3

DATE: APRIL 16, 2024

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN ALFRED, POLICE CHIEF

SUBJECT: ANNUAL IONE VETERANS WALK RESOLUTION NO. 2024-08

RECOMMENDED ACTION:

Adopt Resolution No. 2024-08 granting permission to conduct the 2024 Annual Ione Veterans Walk.

FISCAL IMPACT:

None

BACKGROUND:

The Annual Ione Veterans Walk is an annual event organized by the Ione Veterans Memorial Park. The requested redirection and parking prohibition are for the safety of the participants, volunteers, and spectators along the route. The parade is scheduled between 10:00 A.M. and 1:00 P.M. on Saturday, April 27th, 2024.

ATTACHMENTS:

- A. Resolution 2024-08
- B. Traffic Control Plan

RESOLUTION NO. 2024-08

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IONE
PROHIBITING PARKING ON A PORTION OF MAIN STREET DURING
THE IONE VETERANS WALK**

BE IT RESOLVED by the City Council of the City of Ione that the following section of Main Street in the City of Ione be closed to parking:

On Saturday, April 27, 2024, both sides of Main Street from Preston Avenue to S. Church Street from 10:00 AM to 1:00 PM for the Annual Veterans Walk.

BE IT FURTHER RESOLVED that this closure to parking is being done pursuant to Section 22506 of the Vehicle Code of the State of California and therefore the Chief of Police of the City of Ione is directed to do the following:

- a. Obtain signs required by Section 22507 of the said Vehicle Code;
- b. Obtain approval of the proposed form of this resolution by the Department of Transportation pursuant to Section 22506 of said Vehicle Code

BE IT FURTHER RESOLVED that the City of Ione Police Department is hereby given the right of removal of vehicles pursuant to Section 22651(n) of said Vehicle Code following the installation of signs giving notice of said removal during the period of time covered by the resolution.

The foregoing resolution was duly introduced and adopted by the City Council of the City of Ione at their regular meeting held on April 16, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Alison LaFayne, Mayor

Attest:

Janice Traverso, City Clerk



CITY OF IONE
IONE, CA 95640

Agenda Item #G4

DATE: APRIL 16, 2024

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN ALFRED, POLICE CHIEF

SUBJECT: ANNUAL IONE HOMECOMING PARADE RESOLUTION NO. 2024-09

RECOMMENDED ACTION:

Adopt Resolution No. 2024-09 granting permission to conduct the 2024 Annual Ione Homecoming Parade.

FISCAL IMPACT:

None

BACKGROUND:

The Annual Ione Homecoming Parade is an annual event organized by the Ione Picnic Association. The requested redirection and parking prohibition are for the safety of the participants, volunteers, and spectators along the route. The parade is scheduled between 9:00 A.M. and 1:00 P.M. on Saturday, May 11th, 2024.

ATTACHMENTS:

- A. Resolution No. 2024-09
- B. Traffic Control Plan

RESOLUTION NO. 2024--09

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IONE
PROHIBITING PARKING ON A PORTION OF MAIN STREET DURING
THE ANNUAL IONE HOMECOMING PARADE**

BE IT RESOLVED by the City Council of the City of Ione that the following section of Main Street in the City of Ione be closed to parking:

On Saturday, May 11th, 2024, both sides of Main Street from Preston Avenue to S. Ione Street, S. Ione Street from Main Street to Market Street, and S. Church Street from Main Street to Market Street from 9:00 AM to 1:00 PM for the Annual Ione Homecoming Parade.

BE IT FURTHER RESOLVED that this closure to parking is being done pursuant to Section 22506 of the Vehicle Code of the State of California and therefore the Chief of Police of the City of Ione is directed to do the following:

- a. Obtain signs required by Section 22507 of the said Vehicle Code;
- b. Obtain approval of the proposed form of this resolution by the Department of Transportation pursuant to Section 22506 of said Vehicle Code

BE IT FURTHER RESOLVED that the City of Ione Police Department is hereby given the right of removal of vehicles pursuant to Section 22651(n) of said Vehicle Code following the installation of signs giving notice of said removal during the period of time covered by the resolution.

The foregoing resolution was duly introduced and adopted by the City Council of the City of Ione at their regular meeting held on April 16, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Alison LaFayne, Mayor

Attest:

Janice Traverso, City Clerk



CITY OF IONE
IONE, CA 95640

Agenda Item #G5

DATE: APRIL 16, 2024

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN ALFRED, POLICE CHIEF

SUBJECT: IONE TRUCK AND CAR SHOW RESOLUTION NO. 2024-10

RECOMMENDED ACTION:

Adopt Resolution No. 2024-10 granting permission to conduct the 2024 Ione Truck and Car Show.

FISCAL IMPACT:

None

BACKGROUND:

The Ione Truck and Car Show is an event organized by the Ione Business and Community Association. The requested redirection and parking prohibition are for the safety of the participants, volunteers, and spectators along the route. The event is scheduled between 8:00 A.M. and 3:00 P.M. on Saturday, June 15th, 2024.

ATTACHMENTS:

- A. Resolution No. 2024-10
- B. Traffic Control Plan

RESOLUTION NO. 2024-10

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IONE
PROHIBITING PARKING ON A PORTION OF MAIN STREET DURING
THE IONE TRUCK AND CAR SHOW**

BE IT RESOLVED by the City Council of the City of Ione that the following section of Main Street in the City of Ione be closed to parking:

On Saturday, June 15th, 2024, both sides of Main Street from Preston Avenue to S. Ione Street, S. Ione Street from Main Street to Jackson Street, and S. Church Street from Main Street to Jackson Street from 8:00 AM to 3:00 PM for the Ione Truck and Car Show.

BE IT FURTHER RESOLVED that this closure to parking is being done pursuant to Section 22506 of the Vehicle Code of the State of California and therefore the Chief of Police of the City of Ione is directed to do the following:

- a. Obtain signs required by Section 22507 of the said Vehicle Code;
- b. Obtain approval of the proposed form of this resolution by the Department of Transportation pursuant to Section 22506 of said Vehicle Code

BE IT FURTHER RESOLVED that the City of Ione Police Department is hereby given the right of removal of vehicles pursuant to Section 22651(n) of said Vehicle Code following the installation of signs giving notice of said removal during the period of time covered by the resolution.

The foregoing resolution was duly introduced and adopted by the City Council of the City of Ione at their regular meeting held on April 16, 2024 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Alison LaFayne, Mayor

Attest:

Janice Traverso, City Clerk



CITY OF IONE
IONE, CA 95640

Agenda Item #G6

DATE: APRIL 16, 2024

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JODI STENECK, FINANCE MANAGER

**SUBJECT: ADOPT RESOLUTION TO DESIGNATE AUTHORIZED SIGNERS FOR
BANK OF MARIN ACCOUNTS AND RECOMMENDATION TO
TRANSFER FUNDS TO HIGHER INTEREST ACCOUNT**

RECOMMENDED ACTION:

Adopt Resolution No. 2024-11 Designating authorized signers for all Bank of Marin accounts and direct staff to transfer funds to a higher interest account.

FISCAL IMPACT:

Moving the majority of funds out of the checking account and closing the savings account to move the funds into a high interest Money Market Account would generate approximately \$405,000 annually.

BACKGROUND

The City Council approved authorized signers for the Bank of Marin accounts in June 2023 listing the Mayor, Vice Mayor, City Treasurer, Finance Manager and Interim City Manager as authorized signers. As the Mayor and Vice Mayor changed at the December 19, 2023 City Council meeting and a City Manager has replaced the Interim City Manager it is prudent to update authorized signers.

DISCUSSION:

During a recent meeting with the Ione Branch Manager and Vice President/Market Manager for Bank of Marin, they recommended that the City of Ione transfer funds from our checking and move to our saving accounts to receive a higher interest rate. They are offering to increase our savings account rate to be comparable to a money market account. If we are willing to bring in funds from Wells Fargo and LAIF they will increase the rate to 4.50% on all funds in the savings. Our current interest is 0.1% in Bank of Marin checking, 0.0% from our Wells Fargo checking and 4% from our LAIF account. The transfer from the three accounts would add up to \$9 million in our savings which would create \$405,000 annually.

ATTACHMENTS:

Resolution No. 2024-11

RESOLUTION 2024-11

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF IONE DESIGNATING
AUTHORIZED SIGNERS FOR ALL ACCOUNTS AT BANK OF MARIN**

WHEREAS, the City Council of the City of Ione has a checking, savings and certificate of deposit at the Bank of Marin; and

WHEREAS, banks with whom the City of Ione does business normally require a City resolution designating which City officials are authorized to open bank accounts and to execute checks and other orders for payment of City funds; and

WHEREAS, the City Council desires to designate certain City officials to open bank accounts and to execute checks and other orders for payment of City of Ione funds.

NOW, THEREFORE BE IT RESOLVED, by the City Council of the City of Ione that the bank of Marin, as designated depository for the City of Ione, authorized and directed to honor all checks, drafts, withdrawals or other orders for payments of monies drawn against the City of Ione on its existing accounts, when bearing the signatures of two of the following:

City Manager, George Lee _____

City Treasurer, Lisa Vicari _____

Mayor, Alison Lafayne _____

Finance Manager, Jodi Steneck _____

RESOLVED FURTHER THAT this resolution shall be in supersession of all or any previous resolution passed in regard to the operation of the above-mentioned bank accounts.

The foregoing Resolution was duly passed introduced and adopted by the City Council of the City of Ione at their regular meeting held on April 16, 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Alison LaFayne, Mayor

Attest:

Janice Traverso, City Clerk



CITY OF IONE
IONE, CA 95640

Agenda Item #G7

DATE: APRIL 16, 2024

TO: HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: SALINA MITCHELL, RECREATION COORDINATOR

SUBJECT: USE AGREEMENT FOR GROVER PARK WITH LITTLE LEAPERS

RECOMMENDED ACTION:

Recommend to City Council the approval of the Agreement between the City of Ione and Little Leapers for use of Grover Park.

FISCAL IMPACT:

No substantial fiscal impacts are associated with this Agreement. An annual fee of \$750 will help offset park maintenance costs.

BACKGROUND:

Little Leapers is an organization out of Auburn that provides t-ball and soccer instruction to young children. Little Leapers has sold numerous spots to parents within the City of Ione and they need a dedicated place that can accommodate such activity. After much consideration, Grover Park is deemed the most suitable location,

The Agreement was presented to the Parks & Recreation Commission on March 26, 2024 and it was unanimously approved to be presented to City Council for final approval.

DISCUSSION:

Staff has prepared an Agreement between the City and Little Leapers that allows them exclusivity to the backstop and grass area every Saturday from March 23, 2024 – October 26, 2024. Little Leapers will be required to pay an annual use fee in the amount of \$750 to help offset park maintenance costs.

Little Leapers is expected to hold practice at the Park every Saturday from approximately 9:00am to 3:00pm for the duration of the Agreement. They expect to have ten (10) children per hour, along with parents and grandparents, coaches, etc. in attendance. This will result in approximately fifteen cars per hour.

Little Leapers is also being granted permission to place a portable restroom at the park should they choose to do so. Little Leapers will be required to cover all costs associated with a restroom and they will be required to notify staff in writing seven (7) days prior to delivery in advance for

guidance on placement. There are two places that would be acceptable for the restroom, one near the trash can at the playground, and one near the backstop.

Little Leapers has expressed their desire to conduct business at Howard Park but as they did not attempt to make arrangements in advance, we are unable to accommodate that request at this time. Mother Lode Youth Soccer League and Amador County Little League West both hold Agreements for the use of those fields and peak season is starting soon for both. The area of “picnic hill” was then requested but as this is a high traffic area in the heart of the park used by the entire community for parties, BBQ’s, etc. and this is a high-volume, re-occurring event that will take place every Saturday for the next seven months, we are also unable to accommodate that request at this time.

ATTACHMENTS:

- A. Agreement

**AGREEMENT BETWEEN THE CITY OF IONE AND LITTLE
LEAPERS T-BALL AND ITS USE OF GROVER PARK**

This is a License Agreement ("Agreement") for the use of Grover Park and is entered into by and between the City of Ione, a California municipal corporation, through its Parks & Recreation Department ("City"), and Little Leapers (Little Leapers).

RECITALS

WHEREAS, the City owns and operates Grover Park; and

WHEREAS, Grover Park is located at the center of Walnut, Oak, Cherry and Poplar Street; and

WHEREAS, Grover Park has a backstop, flat grassy area and a playground making it the ideal location for toddlers to play t-ball and soccer; and

WHEREAS, Little Leapers is an organization that has sold services to the Ione community for toddlers to practice t-ball and soccer; and

WHEREAS, Little Leapers needs a place to hold such activities; and

WHEREAS, the Little Leapers season runs every Saturday from March 23, 2024 – October 26th 2024; and

WHEREAS, the City wishes to grant Little Leapers permission to use the backstop, grassy area and immediately surrounding serviceable areas of Grover Park; and

WHEREAS, Grover Park does not have a bathroom; and

WHEREAS, Little Leapers shall have the first right of refusal of the backstop and grassy area at Grover Park for the duration of the Agreement; and

NOW, THEREFORE, in consideration of the above recitals, the mutual covenants herein contained and such other and further consideration as is hereby acknowledged, the parties agree as follows:

AGREEMENT

PARTICIPATING AGENCIES AND DESIGNATED CONTACT PERSONS

City of Ione Representative: Amy Gedney, Interim City Manager City of Ione #1 Main Street Ione, CA 95640 Tel: (209) 274-2412, Ext. 116	Little Leapers Representative; Cheyenne Little 8311 Country Club Lane Auburn, CA 95602 Tel: (530) 263-4603
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1. Term:

- A. This Agreement will be valid from date of approval through October 26th, 2024.
- B. Upon expiration, the terms and conditions will be evaluated by both Parties and the Agreement may be extended for an additional season, dated March 1, 2025 through October 30, 2025.
- C. Should both parties remain satisfied with the Agreement an extension may be granted on an annual basis.
- D. If either party fails to perform any of its obligations under this Agreement when due and called for, that Party shall be in default. Should the defaulting Party fail to cure such default within thirty (30) days of receiving written notice from the non-defaulting Party; the Agreement may be terminated by the non-defaulting Party. Provided, however, that the nature of the default is a non-monetary default, and is the result of a force majeure occurrence, or is otherwise of a nature such that it cannot be fully cured within that thirty (30) day period, the Party in default shall have such additional time as is reasonably necessary to cure the default so long as the Party is proceeding diligently to complete the necessary cure after service of notice by the non-defaulting Party.

2. Mutual Covenants:

- A. **The City shall:** Monitor the Park and City facilities to ensure all commitments are being adhered to.
- B. **Little Leapers shall:**

- **Reimbursement.** Little Leapers agrees to pay the City \$750 for maintenance of the backstop, grass area and overall general maintenance of the Park in trade for exclusivity every Saturday for the duration of the Agreement.
- **Operations & Maintenance.** Prior to expiration of the Agreement, on an annual basis, both parties shall negotiate in good faith an appropriate reimbursement in a continuing effort to help the City offset rising operations and maintenance cost associated with the Park.
- **Little Leapers Use.** Functions of the Little Leapers shall be conducted in accordance with applicable laws and City policies, including all OSHA regulations and standards. Little Leapers shall not use the Park, nor permit others to use the Park in a way that will create a hazardous condition.
- **Improvements.** Permission shall be obtained from the City prior to any improvements. Permission to place a porta potty at the sole cost of Little Leapers on-site has been given. Said bathroom must also be maintained on a weekly basis paid for by Little Leapers. A five day notice shall be given prior to the placement of said portable bathroom.
- **Equipment.** Little Leapers shall provide and maintain the necessary equipment for their program at Grover Park. This includes, but is not limited to; sports equipment, goal nets, cones, bathroom facility, etc.
- **Conservation.** Assist Parks and Recreation Department staff to conserve both water and electrical power associated with the facilities.

3. Exclusivity & Scheduling:

This is an exclusive Agreement for Little Leapers to use Grover Park every Saturday for the duration of this Agreement. Little Leapers shall request approval from the City for any events that are outside of the agreed upon days.

4. Insurance:

Little Leapers shall procure and maintain for the duration of this Agreement casualty and general liability insurance in commercially reasonable amounts, or as required by California Law, insuring against claims for injuries to persons or damages to property which may arise from or in connection with Little Leapers use of the City Facilities or performance under this Agreement. The coverage shall in no event be less than \$1,000,000 in primary coverage.

- a. The City, its officers, agents and employees are to be covered as additional insured. The policy shall not contain any special limitations on the scope of protection afforded to the City, its officers, agents and employees.
- b. For any claim related to this Agreement, Little Leapers insurance shall be the primary insurance as it relates to claims made against the City, its officers, officials and employees. Any insurance or self-insurance maintained by the City, its officers, officials or employees shall be excess of Little Leapers insurance and shall not contribute to it.
- c. Little Leapers insurance shall apply separately to each insured against whom a claim is made, or suit is brought, except with respect to the limits of insurer's liability.
- d. Each insurance policy required by this Section shall be endorsed to state that coverage shall not be suspended, voided or cancelled by either Party, reduced in coverage or in limits except after thirty (30) days prior (10 days for non-payment of premium) written notice by certified mail, return receipt requested, has been given to the City. Little Leapers shall also provide the same notice to the City.
- e. Little Leapers shall furnish the City with original endorsements effecting coverage required by this Section. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All endorsements are to be received and approved by the City within thirty (30) days from execution of this Agreement.
- f. Any failure to comply with reporting or other provisions of the parties, including breach of warranties, shall not affect coverage provided the City, its officers, agents and employees.

5. Indemnity:

To the fullest extent permitted by California law, Little Leapers shall defend, indemnify, and hold harmless City, its agents, representatives, officers, consultants, employees, elected officials, and volunteers (the "Indemnified Parties") from any and all losses, liabilities, claims, suits, and actions of any kind, nature, and description, including but not limited to, attorneys' fees and costs, directly or indirectly arising out of, connected with, or resulting from the performance of Agreement, or from any activity, work, or thing done, permitted, or suffered by Little Leapers in the performance of this Agreement, unless caused wholly by the sole negligence or willful misconduct of the Indemnified Parties; and in case any action or proceeding be brought against the City, Little Leapers shall defend the same at Little Leapers' expense.

6. Dispute Resolution:

If, during the performance of this Agreement, a dispute arises between Little Leapers and the City that cannot be settled by discussions, Little Leapers shall submit a written statement within ten [10] days of the incident giving rise to the dispute to the City. A decision by the City Administrator shall be made to the Little Leapers within seven [7] days, in writing. Little Leapers reserves the right to appeal City Administrator's decision to the City Council. City Council's decision shall be binding and final. Little Leapers and City shall continue to perform Agreement requirements without interruption during the dispute period.

7. General Terms and Conditions.

The terms and conditions contained in this Agreement shall govern and shall take precedence over any different or additional terms and conditions that Little Leapers may have included in any documents attached to or accompanying this Agreement. Any handwritten changes on the face of this document shall be ignored and have no legal effect unless initialed by both parties.

7.1 Choice of Law, Forum Selection, Entire Agreement and Modifications

This Agreement shall be construed under California law (without regard for choice-of-law considerations) and the policies and procedures of the City, as amended from time to time. Any action arising out of this Agreement shall be heard by a state court in California. For this purpose, Little Leapers specifically consents to jurisdiction in Amador County. This Agreement constitutes the entire agreement and understanding of the parties and replaces any prior or contemporaneous agreement, whether written or oral.

7.2 Use of City Name or Logo.

Little Leapers agrees not to use the name, logo, or any other marks (including, but not limited to, colors and music) owned by or associated with the City or the name of any representative of the City in any sales promotion work or advertising, or any form of publicity, without the written permission of the City in each instance.

7.3 Terms of Payment.

Subject to the conditions below, payment shall be made by Little Leapers within twenty (20) days upon City's presentation of an invoice for services rendered pursuant to this Agreement.

7.4 Termination.

The City may terminate this Agreement in whole or in part for Cause upon thirty (30) days written notice if Little Leapers fails to comply with any material term or condition of this Agreement, becomes insolvent or files for bankruptcy protection, or fails to comply in a material way with the requirements of this Agreement. Late delivery of services, or services that are defective or do not conform to the Agreement shall, without limitation, be causes allowing the City to terminate for cause.

7.5 Independent Little Leapers Group.

Little Leapers shall perform its duties hereunder as an independent Little Leapers and not as an employee of the City. Neither Little Leapers nor any agent or employee of Little Leapers shall be or shall be deemed to be an agent or employee of the City. Little Leapers shall pay when due all required employment taxes and income tax withholding, including all federal and state income tax on any monies paid pursuant to this agreement. Little Leapers acknowledges that Little Leapers and its employees are not entitled to tax withholding, worker's compensation, unemployment compensation, or any employee benefits, statutory or otherwise. Little Leapers shall have no authorization, express or implied, to bind the City to any agreements, liability, or understanding except as expressly set forth herein. Little Leapers shall be solely responsible for the acts of Little Leapers, its employees, and agents.

7.6 Non-Waiver.

No waiver by any party of any default or nonperformance shall be deemed a waiver of any subsequent default or nonperformance.

7.7 Limitation on City Liability.

In No Event Shall the City Be Liable for Any Indirect, Consequential, Incidental, Lost Profits or Like Expectancy Damages Arising Out Of The Agreement. The City's Maximum Obligation Under This Agreement Shall Not Exceed \$7,500.

7.8 Affirmative Action, Equal Employment Opportunity, and Targeted Group Business.

The City is committed to the policy that all persons shall have equal access to its programs, facilities, and employment without regard to race, color, creed, religion, sex, age, marital status, disability, public assistance status, veteran status, or sexual orientation and is committed to transacting business only with firms who follow these practices. Little Leapers must apply every good faith effort to ensure implementation of this policy in their practices of employment, upgrade, demotion or transfer, recruitment, or recruitment advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. Little Leapers will maintain non-segregated facilities for their employees and not allow their employees to perform services at any segregated facilities under its control. By accepting this Agreement, Little Leapers certifies that it complies with all applicable federal and state laws as well as City policies related to non-discrimination, equal employment opportunity, and affirmative action.

7.9 Compliance with Ordinances and Regulations.

Little Leapers agrees to abide by all applicable laws and regulations and all rules, notices, prohibitions instructions, or directions posted on any park or trail sign by the City. This includes closures. Little Leapers is not authorized to alter, construct, erect, or remove any structure within a park or on a trail without permission from the City. This includes the physical alteration of structures. Little Leapers agrees to not assemble for the purpose of which, in fact, results in blocking or obstructing the lawful use by any other person of any portion of a park or trail or any structure in a park or on a trail or any position of access or exit to or from any park, trail, structure therein. This includes blocking off entrance drives and parking areas. Little Leapers agrees not to charge admission, collect

fees or payment for any activity, event, service or use of any land or facility in a park or on a trail without permission from the City. This includes charging a fee for the use of parking spaces.

7.10 Severability.

If any provision of this Agreement shall be invalid or unenforceable with respect to any party, the remainder of the Agreement, or the application of such provision to persons other than those as to which it is held invalid or unenforceable, shall not be affected and each provision of the remainder of the Agreement shall be valid and be enforceable to the fullest extent permitted by law.

7.11 Survivability.

The terms, provisions, representations, and warranties contained in this Agreement that by their sense and context are intended to survive the performance thereof by any of the parties hereunder shall so survive the completion of performance and termination of this Agreement, including the making of any and all payments hereunder.

7.12 Notices.

All notices, requests, or other communications required hereunder shall be sufficient only if given in writing and shall be deemed given only when delivered personally or deposited in the United States mails by certified or registered mail, postage prepaid addressed as follows:

City of Ione
Attn: City Manager
P.O. Box 398
Ione, CA 95640

Little Leapers
Attn: Cheyenne Little
8311 Country Club Lane
Auburn, CA 95602

Such addresses may be changed by either party by written advice as to the new address delivered to the other party at the address provided above.

7.13 Multiple Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be an original, but all of which shall constitute one and the same document. Facsimile or electronic signatures shall have the same effect as original signatures.

IN WITNESS WHEREOF, the City of Ione, a municipal corporation, has caused this Agreement to be executed in duplicate by its City Manager and attested to by its City Clerk; and Little Leapers has caused this Agreement to be executed by its authorized agent.

CITY OF IONE

LITTLE LEAPERS

By _____

Amy Gedney, Interim City Manager

By _____

Ashley, Little Leapers

APPROVED AS TO FORM:

By _____

Andy Pinasco, City Attorney

By _____

Janice Traverso, City Clerk



CITY OF IONE
IONE, CA 95640

Agenda Item #H1

DATE: APRIL 16, 2024

TO: THE HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM: JOHN ALFRED, POLICE CHIEF

SUBJECT: RELOCATION OF PD TO NEW LOCATION

RECOMMENDED ACTION:

Approve and authorize the City Manager to sign a 2-year lease with Ione Plaza LLC for Police use of the old Golden State Credit Union building.

FISCAL IMPACT:

A two-year lease not exceeding \$42,000 annually will be funded out of the Police Impact Fee restricted fund, which currently exceeds \$1,000,000.00.

BACKGROUND:

The Ione Police Department is currently operating out of City Hall. The State of California mandates building and network security. The Police Department has outgrown our current location and has no storage space, efficient workspace, or room in the property/evidence room. After the Homicide in October 2023, the property/evidence room has no space to accommodate more items, and retention of this evidence is long-term.

DISCUSSION:

The Police Department has been considering options for more workspace and evidence storage for quite some time. 17 E. Main Street was purchased with the intent to move the Police Department to this location. The costs to bring the location up to the standards to adequately utilize the building as a Police Department are tremendous. The second story is not usable due to structural issues, mold, and ADA access.

The City and Police Department have been discussing the Preston Youth Administration Building with the state of California. This property has been sitting since 2011, and the Police Department is interested in the building for a Police Department. These discussions take a lot of time to move anything forward.

The immediate issue is space and storage for the Police Department. Moving to the proposed location gives the City and Police Department time to come up with a permanent location for the Police. This is beneficial to not only the Police Department but the parking issue downtown. Moving locations will free up the Police Parking area by Iron Ivan to be converted into further parking spaces for public use.

ATTACHMENTS:

- A. 2-Year lease with Ione Plaza LLC
- B. PowerPoint Presentation

COMMERCIAL LEASE

1. **PARTIES.** This Lease, dated for references purposes only, October 1st, 2023, is by and between **Ione Plaza LLC**, (hereinafter referred to as "Landlord") and **Ione Police Department** (hereinafter referred to as "Tenant").

2. **PREMISES.** Landlord hereby leases to Tenant and Tenant hereby leases from Landlord, on the terms and conditions hereinafter set forth, that certain real property and the building and other improvements located thereon situated in the City of Ione, County of Amador, State of California and more commonly known as 339 Preston Ave as **approximately 2000 sq. ft. total of retail space** (said real property is hereinafter called the "Premises").

3. **TERM.** The term of this Lease shall be 2 years commencing on 05/01/24 and ending on 4/30/26.

4. **RENT.** Tenant shall pay to Landlord as rent for the Premises the following sums per month, in advance on the first day of each month during the term of this Lease:

The rent shall be \$2,880.00 and CAM charges to be \$562.50 with a 2% increase for each year.

4a. **LATE RENT.** Tenant agrees to pay, in addition to the base rent plus additional amount(s) hereinafter specified, a late charge equal to 10 percent (10 %) of the total amount due on payments received by LESSOR after the 10th day following the due date.

4b. **YEARLY INCREASE.** A 2% increase will be applied each year to the base rent as follows:

Year 1- \$2,880.00	05/1/2024-04/30/2025
Year 2- \$2,937.60	05/1/2025-04/30/2026

5. **SECURITY DEPOSIT.** Tenant shall deposit with Landlord upon the execution of this Lease the sum of **\$5,000.00 dollars** as a security deposit for the Tenant's faithful performance of the provisions of this Lease. If Tenant fails to pay rent or other charges due hereunder, or otherwise defaults with respect to any provision of this Lease, Landlord may use the security deposit, or any portion of it, to cure the default or compensate Landlord for all damages sustained by Landlord resulting from Tenant's default. Tenant shall immediately on demand pay to Landlord the sum equal to that portion of the security deposit expended or applied by Landlord which was provided for in this paragraph so as to maintain the security deposit in the sum initially deposited with Landlord. Landlord shall not be required to keep the security deposit separate from its general account nor shall Landlord be required to pay Tenant any interest on the security deposit. If Tenant performs all of Tenant's obligations under this Lease, the security deposit or that portion thereof which has not previously been applied by the Landlord, shall be returned to Tenant within twenty-one (21) days after the expiration of the term of this Lease, or after Tenant has vacated the Premises, whichever is later.

6. **USE.** Tenant shall use the Premises only for Police Department and for no other purpose without the Landlord's prior written consent. Landlord agrees that the Tenant has exclusive use, and no other similar business will be allowed in this center during the terms of this lease.

A tenant shall not do, bring or keep anything in or about the Premises that will cause a cancellation of any insurance covering the Premises or the building in which the Premises are located. If the rate of any insurance carried by the Landlord is increased as a result of Tenant's use, Tenant shall pay to Landlord within ten (10) days after written demand from Landlord, the amount of any such increase. Tenant shall comply with all laws concerning the Premises or Tenant's use of the Premises, including without limitation, the obligation at Tenant's cost to alter, maintain, or restore the Premises in compliance and conformity with all laws relating to the condition, use, or occupancy of the Premises by Tenant during the term of this Lease. Tenant shall not use or permit the use of the Premises in any manner that will tend to create waste or a nuisance or, if there shall be more than one tenant of the building containing the Premises, which shall unreasonably disturb any other tenant.

Tenant hereby accepts the Premises in their condition existing as of the date that Tenant possesses the Premises, subject to all applicable zoning, municipal, county and state laws, ordinances, and regulations governing or regulating the use of the Premises and accepts this Lease subject thereto and to all matters disclosed thereby. Tenant hereby acknowledges that neither the Landlord nor the Landlord's agent has made any representation or warranty to Tenant as to the suitability of the Premises for the conduct of Tenant's business.

7. **TAX INCREASE.** In the event there is any increase during any year of the term of this lease in the City, County or State real estate taxes over and above the amount of such taxes assessed for the year during which the term of this lease commences, whether because of increased rate or valuation, Lessee shall pay to Lessor upon presentation of paid tax bills an amount equal to 6 % of the increase in taxes upon the land and building in which the leased premises are situated. In the event that such taxes are assessed for a tax year extending beyond the term of the lease, the obligation of Lessee shall be proportionate to the portion of the lease term included in such year.

7b. **PERSONAL PROPERTY TAX.** Personal Property Taxes. Tenant shall pay prior to the delinquency all taxes assessed against and levied upon the trade fixtures, furnishings, equipment, and other personal property of Tenant contained in the Premises. Tenant shall endeavor to cause such trade fixtures, furnishings and equipment and all other personal property to be assessed and billed separately from the property of the Landlord. If any of Tenant's said personal property shall be assessed with Landlord's property, Tenant shall pay to Landlord the taxes attributable to Tenant within ten (10) days after receipt of a written statement from Landlord setting forth the taxes applicable to Tenant's property.

8. **COMMON AREA EXPENSES.** In the event the demised premises are situated in a shopping center or in a commercial building in which there are common areas, Lessee agrees to pay his pro-rata share of maintenance, taxes, and insurance for the common area.

9. **UTILITIES.** Tenant shall make all arrangements and pay for all water, gas, heat, light, power, telephone and other utility services supplied to the Premises together with any taxes thereon and for all connection charges. If any such services are not separately metered to Tenant, the Tenant shall pay a reasonable proportion, to be determined by Landlord, of all charges jointly metered with other premises.

10. **CARE AND MAINTENANCE OF PREMISES.** Lessee acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Lessee shall, at his own expense and at all times, maintain the premises in good and safe condition, including plate glass, electrical wiring, plumbing and heating installations and any other system or equipment upon the premises and shall surrender the same, at termination hereof, in as good condition as received, or normal wear and tear excepted. Lessee shall be responsible for all repairs required, excepting the roof, exterior walls, structural foundations.

11. **ALTERATIONS AND ADDITIONS.** Tenant shall not, without the Landlord's prior written consent, make any alterations, improvements or additions in or about the Premises except for non-structural work which does not exceed \$1,000.00 in cost. As a condition to giving any such consent, the Landlord may require the Tenant to remove any such alterations, improvements, or additions at the expiration of the term, and to restore the Premises to their prior condition by giving Tenant thirty (30) days written notice prior to the expiration of the term that Landlord requires Tenant to remove any such alterations, improvements or additions that Tenant has made to the Premises. If Landlord so elects, Tenant at its sole cost shall restore the Premises to the condition designated by Landlord in its election before the last day of the term of the Lease.

Before commencing any work relating to the alterations, additions, or improvements affecting the Premises, Tenant shall notify Landlord in writing of the expected date of the commencement of such work so that Landlord can post and record the appropriate notices of non-responsibility to protect Landlord from any mechanic's liens, materialmen's liens, or any other liens. In any event, Tenant shall pay, when due, all claims for labor and materials furnished to or for Tenant at or for use in the Premises. Tenant shall not permit any mechanic's liens or materialmen's liens to be levied against the Premises for any labor or material furnished to Tenant or claimed to have been furnished to Tenant or Tenant's agents or contractors in connection with work of any character performed or claimed to have been performed on the Premises by or at the direction of Tenant. Tenant shall have the right to assess the validity of any such lien if, immediately on demand by Landlord, Tenant procures and records a lien release bond meeting the requirements of California Civil Code Section 3143 and shall provide for the payment of any sum that the claimant may recover on the claim (together with the costs of suit, if it is recovered in the action).

Unless the Landlord requires their removal as set forth above, all alterations, improvements or additions which are made on the Premises by the Tenant shall become the property of the Landlord and remain upon and be surrendered with the Premises at the expiration of the term. Notwithstanding the provisions of this paragraph, Tenant's trade fixtures, furniture, equipment and other machinery, other than that which is affixed to the Premises so that it cannot be removed without material or structural damage to the Premises, shall remain the property of the Tenant and removed by Tenant at the expiration of the term of this Lease.

12. **INSURANCE: INDEMNITY.**

(a) **Fire Insurance.** Landlord shall maintain during the term of this Lease on the Premises a policy or policies of standard fire and extended coverage insurance to the extent of at least ninety (90%) percent of full replacement value thereof and provide landlord with a copy of the insurance.

Tenant, at his cost, shall maintain during the term of this Lease on all its personal property, Tenant's improvements, and alterations in or about the Premises, a policy of standard fire and extended coverage insurance, with vandalism and malicious mischief endorsements, to the extent of their full replacement value. The proceeds from any such policy shall be used by the Tenant for the replacement of personal property or the restoration of Tenant's improvements or alterations.

(b) **Liability Insurance.** Tenant at his sole cost and expense shall maintain during the term of this Lease public liability and property damage insurance with a single combined liability limit of five hundred thousand (\$500,000.00) dollars, and property damage limits of not less than one hundred thousand (\$100,000.00) dollars, insuring against all liability of Tenant and its authorized representatives arising out of and in connection with Tenant's use or occupancy of the Premises. Both public liability insurance and property damage insurance shall insure performance by Tenant of the indemnity provisions in Sub-paragraph (d) below, but the limits of such insurance shall not, however, limit the liability of Tenant hereunder. Both Landlord and Tenant shall be named as additional insured, and the policies shall contain cross-liability endorsements. If Tenant shall fail to procure and maintain such insurance the Landlord may, but shall not be required to, procure, and maintain same at the expense of Tenant and the cost thereof, together with interest thereon at the rate of ten (10%) percent per annum, shall become due and payable as additional rental to Landlord together with Tenant's next rental installment.

(c) **Waiver of Subrogation.** Tenant and Landlord each waives any and all rights of recovery against the other, or against the officers, employees, agents, and representatives of the other, for loss or damage to such waiving party or its property or the property of others under its control, where such loss or damage is insured against under any insurance policy in force at the time of such loss or damage. Each party shall cause each insurance policy obtained by it hereunder to provide that the insurance company waives all right of recovery by way of subrogation against either party in connection with any damage covered by such policy.

(d) **Hold Harmless.** Tenant shall indemnify and hold Landlord harmless from and against any and all claims arising from Tenant's use or occupancy of the Premises or from the conduct of its business or from any activity, work, or things which may be permitted or suffered by Tenant in or about the Premises including all damage, costs, attorney's fees, expenses and liabilities incurred in the defense of any claim or action or proceeding

arising there from. Except for Landlord's willful or grossly negligent conduct, Tenant hereby assumes all risk of damage to property or injury to person in or about the Premises from any cause, and Tenant hereby waives all claims in respect thereof against Landlord.

(e) Exemption of Landlord from Liability. Except for Landlord's willful or grossly negligent conduct, Tenant hereby agrees that Landlord shall not be liable for any injury to Tenant's business or loss of income there from or for damage to the goods, wares, merchandise, or other property of Tenant, Tenant's employees, invitees, customers or any other person in or about the Premises; nor shall Landlord be liable for injury to the person of Tenant, Tenant's employees, agents, contractors, or invitees, whether such damage or injury is caused by or results from fire, steam, electricity, gas, water or rain, or from the breakage, leakage, obstruction or other defects of pipes, sprinklers, wires, appliances, plumbing, air-conditioning, or lighting fixtures, or from any other cause, whether such damage results from conditions arising upon the Premises or upon other portions of the building in which the Premises are a part, or from any other sources or places. Landlord shall not be liable to Tenant for any damages arising from any act or neglect of any other tenant, if any, of the building in which the Premises are located.

13. DAMAGE OR DESTRUCTION.

(a) Damage – Insured. If, during the term of this Lease, the Premises and/or the building and other improvements in which the Premises are located are totally or partially destroyed rendering the Premises totally or partially inaccessible or unusable, and such damage or destruction was caused by a casualty covered under an insurance policy required to be maintained hereunder, Landlord shall restore the Premises and/or the building and other improvements in which the Premises are located into substantially the same condition as they were in immediately before such damage or destruction, provided that the restoration can be made under the existing laws and can be completed within one hundred twenty (120) working days after the date of such destruction or damage. Such destruction or damage shall not terminate this Lease.

If the restoration cannot be made in said 120-day period, then within fifteen (15) days after the parties hereto determine that the restoration cannot be made in the time stated in this paragraph, Tenant may terminate this Lease immediately by giving notice to Landlord and the Lease will be deemed cancelled as of the date of such damage or destruction. If Tenant fails to terminate this Lease and the restoration is permitted under the existing laws, Landlord, at its option, may terminate this Lease or restore the Premises and/or any other improvements in which the Premises are located within a reasonable time and this Lease shall continue in full force and effect. If the existing laws do not permit the restoration, either party can terminate this Lease immediately by giving notice to the other party.

Notwithstanding the above, if Tenant is the insuring party and if the insurance proceeds received by Landlord are not sufficient to affect such repair, Landlord shall give notice to Tenant of the amount required in addition to the insurance proceeds to affect such repair. Tenant may, at Tenant's option, contribute the required amount, but upon failure to do so within thirty (30) days following such notice, Landlord's sole remedy shall be, at Landlord's option and with no liability to Tenant, to cancel and terminate this Lease. If Tenant shall contribute such amount to Landlord within said thirty (30) days period, Landlord shall make such repairs as soon as reasonably possible, and this Lease shall continue in full force and effect. Tenant shall in no event have any right to reimbursement for any amount so contributed.

(b) Damage – Uninsured. In the event that the Premises are damaged or destroyed by a casualty which is not covered by the fire and extended coverage insurance which is required to be carried by the party designated in Article 11(a) above, then Landlord shall restore the same; provided that if the damage or destruction is to an extent greater than ten (10%) percent of the then replacement cost of the improvements on the Premises (exclusive of Tenant's trade fixtures and equipment and exclusive of foundations and footings), then Landlord may elect not to and to terminate this Lease. Landlord must give to Tenant written notice of its intention not to restore within thirty (30) days from the date of such damage or destruction and, if not given, Landlord shall be deemed to have elected to restore and in such event shall repair any damage as soon as reasonably possible. In the event that Landlord elects to give such notice of Landlord's intention to cancel and terminate this lease, Tenant shall have the right, within ten (10) days after receipt of such notice, to give written notice to Landlord of Tenant's intention to repair such damage at Tenant's expense, without reimbursement from Landlord, in which event the Lease shall continue in full force and effect and Tenant shall proceed to make such repairs as soon as reasonably possible. If the Tenant does not give such notice within such 10 day period, this Lease shall be cancelled and be deemed terminated as of the date of the occurrence of such damage or destruction.

(c) Damage near the End of the Term. If the Premises are totally or partially destroyed or damaged during the last twelve (12) months of the term of this Lease, Landlord may, at Landlord's option, cancel and terminate this Lease as of the date of the cause of such damage by given written notice to Tenant of Landlord's election to do so within 30 days after the date of the occurrence of such damage; provided, however, that, if the damage or destruction occurs within the last 12 months of the term and if within fifteen (15) days after the date of such damage or destruction Tenant exercises any option to extend the term provided herein, Landlord shall restore the Premises if obligated to do so as provided in subparagraph (a) or (b) above.

(d) Abatement of Rent. If the Premises are partially or totally destroyed or damaged and Landlord or Tenant repairs or restores them pursuant to the provisions of this Article 12, the rent payable hereunder for the period during which such damage, repair or restoration continues shall be abated in proportion to the degree to which Tenant's reasonable use of the Premises is impaired. Except for the abatement of rent, if any, Tenant shall have no claim against Landlord for any damages suffered by reason of any such damage, destruction, repair or restoration.

(e) Trade Fixtures and Equipment. If Landlord is required or elects to restore the Premises as provided in this Article, Landlord shall not be required to restore Tenant's improvements, trade fixtures, equipment or alterations made by Tenant, such excluded items being the sole responsibility of Tenant to restore hereunder.

(f) Total Destruction – Multi-Tenant Building. If the Premises are a part of a multi-tenant building and there is destruction to the Premises and/or the building of which the Premises are a part of that exceed fifty (50%) percent of the then replacement value of the Premises and/or the building in which the Premises are a part from any cause whether or not covered by the insurance described in Article II above, Landlord may, at its option, elect to

terminate this Lease (whether or not the Premises are destroyed) so long as Landlord terminates the leases of all other tenants in the building of which the Premises are a part, effective as of the date of such damage or destruction.

14. CONDEMNATION. If the Premises or any portion thereof are taken by the power of eminent domain or sold by Landlord under the threat of exercise of said power (all of which is herein referred to as “condemnation”), this Lease shall terminate as to the part so taken as of the date the condemning authority takes title or possession, whichever occurs first. If more than twenty (20%) percent of the floor area of any buildings on the Premises, or more than twenty (20%) percent of the land area of the Premises not covered with buildings, is taken by condemnation, either Landlord or Tenant may terminate this Lease as of the date the condemning authority takes possession by notice in writing of such election within twenty (20) days after Landlord shall have notified Tenant of such taking, in the absence of such notice, then within twenty (20) days after the condemning authority shall have taken possession.

If this Lease is not terminated by either Landlord or Tenant as provided hereinabove, then it shall remain in full force and effect as to the portion of the Premises remaining, provided that the rental shall be reduced in proportion to the floor area of the buildings taken within the Premises as bears to the total floor area of all buildings located on the Premises. In the event this Lease is not so terminated, then Landlord agrees at Landlord’s sole cost and expense, to as soon as reasonably possible restore the Premises to a complete unit of like quality and character as existed prior to the condemnation.

All awards for the taking of any part of the Premises or any payment made under the threat of the exercise of the power of eminent domain shall be the property of the Landlord, whether made as compensation for the diminution of the value of the leasehold or for the taking of the fee or as severance damages; provided, however, that Tenant shall be entitled to any award for loss of or damage to Tenant’s trade fixtures and removable personal property.

Each party hereby waives the provisions of Code of Civil Procedure 1265.130 allowing either party to petition the Superior Court to terminate this Lease in the event of a partial taking of the Premises.

Rent shall be abated or reduced during the period from the date of taking until the completion of restoration by Landlord, but all other obligations of Tenant under this Lease shall remain in full force and effect. The abatement or reduction of the rent shall be based on the extent to which the restoration interferes with Tenant’s use of the Premises.

15. ASSIGNMENT AND SUBLETTING. Tenant shall not voluntarily or by operation of law assign, transfer, sublet, mortgage, or otherwise transfer or encumber all or any part of Tenant’s interest in this Lease or in the Premises without Landlord’s prior written consent which consent shall not be unreasonable withheld. Any attempted assignment, transfer, mortgage, encumbrance, or subletting without such consent shall be void and shall constitute a breach of this Lease. If Tenant is a corporation, any dissolution, merger, consolidation or other reorganization of Tenant, or the sale or other transfer of a controlling percentage of the capital stock of Tenant, or the sale of at least fifty-one (51%) percent of the value of the assets of Tenant, shall be deemed a voluntary assignment. The phrase “controlling percentage” means the ownership of, and the right to vote, stock possessing at least fifty-one (51%) percent of the total combined voting power of all classes of Tenant’s capital stock issued, outstanding, and entitled to vote for the election of directors. This paragraph shall not apply to corporations the stock of which is traded through an exchange or over the counter. Regardless of Landlord’s consent, no subletting or assignment shall release Tenant of Tenant’s obligation to pay the rent and to perform all other obligations to be performed by Tenant hereunder for the term of this Lease. The acceptance of rent by Landlord from any other person shall not be deemed a waiver by Landlord of any provision hereof. Consent to one assignment or subletting shall not be deemed consent to any subsequent assignment or subletting.

16. DEFAULT.

(a) Events of Default. The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Tenant:

(1) Failure to pay rent when due, if the failure continues for five (5) days after written notice has been given to Tenant.

(2) Abandonment and vacation of the Premises (failure to occupy the Premises for fourteen (14) consecutive days shall be deemed an abandonment and vacation.)

(3) Failure to perform any other provisions of this Lease if the failure to perform is not cured within thirty (30) days after written notice thereon has been give to Tenant by Landlord. If the default cannot reasonably be cured within said thirty (30) day period, Tenant shall not be in default under this Lease if Tenant commences to cure the default within the thirty (30) day period and diligently prosecutes the same to completion.

(4) The making by Tenant of any general assignment, or general arrangement for the benefit of creditors; the filing by or against Tenant of a petition to have Tenant adjudged a bankrupt or a petition for reorganization or arrangement under any law relating to bankruptcy unless the same is dismissed within sixty (60) days; the appointment of a trustee or receiver to take possession of substantially all of Tenant's assets located at the Premises or of Tenant's interest in the Lease, where possession is not restored to Tenant within thirty (30) days; or the attachment, execution or other judicial seizure of substantially all of Tenant's assets located at the Premises or of Tenant's interest in the Lease, where such seizure is not discharged within thirty (30) days.

Notices given under this paragraph shall specify the alleged default and the applicable lease provisions and shall demand that Tenant perform the provisions of this Lease of pay the rent that is in arrears as the case may be, within the applicable period of time. No such notice shall be deemed a forfeiture or a termination of this Lease unless Landlord so elects in the notice.

(b) Landlord's Remedies. The Landlord shall have the following remedies if Tenant commits a default under this Lease. These remedies are not exclusive but are cumulative and in addition to any remedies now or hereafter allowed by law.

Landlord can continue this Lease in full force and effect, and the Lease will continue in effect so long as Landlord does not terminate Tenant's right to possession, and the Landlord shall have the right to collect rent when due. During the period that Tenant is in default, Landlord can enter the Premises and relet them, or any part of them, to third parties for Tenant's account. Tenant shall be liable immediately to the Landlord for all costs the Landlord incurs in reletting the Premises, including, without limitation, brokers' commissions, expenses of remodeling the Premises required by the reletting, and like costs. Reletting can be for a period shorter or longer than the remaining term of this Lease. Tenant shall pay to Landlord the rent due under this Lease on the dates the rent is due, less the rent Landlord receives from any reletting. No act by Landlord allowed by this paragraph shall terminate this Lease unless Landlord notifies Tenant that Landlord elects to terminate this Lease. After Tenant's default and for so long as Landlord has not terminated Tenant's right to possession of the Premises, if Tenant obtains Landlord's consent, Tenant shall have the right to assume or sublet its interest in the Lease, but Tenant shall not be released from liability. Landlord's consent to the proposed assignment or subletting shall not be unreasonably withheld.

If Landlord elects to relet the Premises as provided in this paragraph, any rent that Landlord receives from such reletting shall apply first to the payment of any indebtedness from Tenant to Landlord other than the rent due from Tenant to Landlord; secondly, to all costs, including maintenance, incurred by Landlord in such reletting; and third, to any rent due and unpaid under this Lease. After deducting the payments referred to in this paragraph, any sum remaining from the rent Landlord any excess rent received shall be held by Landlord and applied in payment of future rent as rent becomes due under this Lease. In no event shall tenant be entitled to any excess rent received by Landlord. If, on the date rent is due under this Lease, the rent received from the reletting is less than the rent due on that date, Tenant shall pay to Landlord, in addition to the remaining rent due, all costs, including maintenance, that Landlord shall have incurred in reletting that remain after applying the rent received from the reletting as provided in this paragraph.

Landlord can, at its option, terminate Tenant's right to possession of the Premises at any time. No act by Landlord other than giving written notice to Tenant shall terminate this Lease. Acts of maintenance, efforts to relet the Premises or the appointment of a receiver on Landlord's initiative to protect Landlord's interest in this Lease shall not constitute a termination of Tenant's right to possession. In the event of such termination, Landlord has the right to recover from Tenant:

(1) The worth, at the time of the award, of the unpaid rent that had been earned at the time of the termination of this Lease.

(2) The worth, at the time of the award, of the amount by which the unpaid rent that would have been earned after the date of the termination of this Lease until the time of the award exceeds the amount of the loss of rent that Tenant proves could have been reasonably avoided.

(3) The worth, at the time of the award, of the amount by which the unpaid rent for the balance of the term after the time of the award exceeds the amount of the loss of rent that Tenant proves could have been reasonably avoided; and

(4) Any other amount, including court costs, necessary to compensate Landlord for all detriment approximately caused by Tenant's default.

"The worth at the time of the award," as used in (1) and (2) of this paragraph is to be computed by allowing interest at the maximum rate an individual is permitted by law to charge. "The worth at the time of the award," as referred to in (3) of this paragraph is to be computed by discounting the amount at the discount rate of the Federal Reserve Bank of San Francisco at the time of the award, plus one (1%) percent.

If Tenant is in default under the terms of this Lease, Landlord shall have the additional right to have a receiver appointed to collect rent and conduct Tenant's business. Neither the filing of a petition for the appointment of a receiver nor the appointment itself shall constitute an election by Landlord to terminate this Lease.

Landlord at any time after Tenant commits a default can cure the default at Tenant's cost and expense. If Landlord at any time, by reason of Tenant's default, pays any sum or does any act that requires the payment of any sum, the sum paid by Landlord shall be due immediately from Tenant to Landlord at the time the sum is paid, and if paid at a later date shall bear interest at the maximum rate an individual is permitted by law to charge from the date the sum is paid by Landlord until Landlord is reimbursed by Tenant. The sum, together with interest thereon, shall be considered additional rent.

17. SIGNS. Tenant shall not have the right to place, construct or maintain any sign, advertisement, awning, banner, or other exterior decorations on the building or other improvements that are a part of the Premises without Landlord's prior, written consent, which consent shall not be unreasonably withheld. See Paragraph 39.

18. EARLY POSSESSION. In the event that the Landlord shall permit Tenant to occupy the Premises prior to the commencement date of the term of this Lease, such occupancy shall be subject to all the provisions of this Lease. Said early possession shall not advance the termination date of this Lease.

19. SUBORDINATION. This Lease, at Landlord's option, shall be subordinate to any ground lease, mortgage, deed of trust, or any other hypothecation for security now or hereafter placed upon the real property of which the Premises are a part and to any and all advances made on the security thereof and to all renewal, modifications, and extensions thereof. Notwithstanding any such subordination, Tenant's right to quiet possession of the Premises shall not be disturbed if Tenant is not in default and so long as Tenant shall pay the rent and observe and perform all other provisions of this Lease, unless this Lease is otherwise terminated pursuant to its terms. If any mortgagee, trustee, or ground lessor shall elect to have this Lease prior to the lien of its mortgage or deed of trust or ground lease, shall give written notice thereof to Tenant, this Lease shall be deemed prior to such mortgage, deed of trust or ground lease, whether this Lease is dated prior to or subsequent to the date of such mortgage, deed of trust or ground lease or the date of recording thereof. Tenant agrees to execute required to affect such subordination or to make this Lease prior to the lien of any mortgage, deed of trust, or ground lease, as the case may be, and failing to do within ten (10) days after written demand from Landlord does hereby make, constitute and irrevocably appoint Landlord as Tenant's attorney in fact and in Tenant's name, place and stead to do so.

20. **SURRENDER.** On the last day of the term hereof, or on any sooner termination, Tenant shall surrender the Premises to Landlord in good condition, broom clean, ordinary wear and tear accepted. Tenant shall repair any damage to the Premises occasioned by its use thereof, or by the removal of Tenant's trade fixtures, furnishings, and equipment which repair shall include the patching and filling of holes and repair of structural damage. Tenant shall remove all of its personal property and fixtures on the Premises prior to the expiration of the term of this Lease and if required by Landlord pursuant to Article 10(a) above, any alterations, improvements or additions made by Tenant to the Premises. If Tenant fails to surrender the Premises to Landlord on the expiration of the Lease as required by this paragraph, Tenant shall hold Landlord harmless from all damages resulting from Tenant's failure to vacate the Premises, including, without limitation, claims made by any succeeding tenant resulting from Tenant's failure to surrender the Premises.

21. **HOLDING OVER.** If the Tenant, with the Landlord's consent, remains in possession of the Premises after the expiration or termination of the term of this Lease, such possession by Tenant shall be deemed to be a tenancy from month-to-month at a rental in the amount of the last monthly rental plus all other charges payable hereunder, upon all the provisions of this Lease applicable to month-to-month tenancy.

22. **BINDING ON SUCCESSORS AND ASSIGNS.** The terms, conditions and covenants of this Lease shall be binding upon and shall incur to the benefit of each of the parties hereto, their heirs, personal representatives, successors and assigns.

23. **NOTICES.** Whenever under this Lease a provision is made for any demand, notice or declaration of any kind, it shall be in writing and served either personally or sent by registered or certified United States mail, postage prepaid, addressed at the addresses as set forth below:

To Landlord at:

**IONE PLAZA LLC.
8924 Fair Oaks Blvd
Carmichael, CA 95608**

To Tenant at:

**Ione Police Department
339 Preston Ave
Ione CA 95640**

Such notices shall be deemed to be received within forty-eight (48) hours from the time of mailing, if mailed as provided for in this paragraph.

24. **LANDLORD'S RIGHT TO INSPECTIONS.** Landlord and Landlord's agent shall have the right to enter the Premises at reasonable times for the purpose of inspecting same, showing the same to prospective purchasers or lenders, and making such alterations, repairs, improvements or additions to the Premises or the building of which the Premises are a part as Landlord may deem necessary or desirable. Landlord may at any time place on or about the Premises any ordinary "For Sale" signs and Landlord may at any time during the last one hundred twenty (12) days of the term of this Lease place on or about the Premises any ordinary "For Sale or Lease" signs, all without rebate of rent or liability to Tenant.

25. **CHOICE OF LAW.** This Lease shall be governed by the laws of California.

26. **ATTORNEY'S FEES.** If either Landlord or Tenant becomes a party to any litigation or arbitration concerning this Lease, the Premises, or the building or other improvements in which the Premises are located, by reason of any act or omission of the other party or its authorized representatives, and not by reason of any act or omission of the party that becomes a party to that litigation or any act or omission of its authorized representatives, the party that causes the other party to become involved in litigation shall be liable to that party for reasonable attorney's fees and court costs incurred by it in the litigation.

Each party is responsible for their own attorney's fees and costs of suit.

27. **LANDLORD'S LIABILITY.** The term "Landlord" as used in this Lease shall mean only the owner or owners at the time in question of the fee title or a Lessee's interest in a ground lease of the Premises, and in the event of any transfer of such title or interest, Landlord herein named (and in case of any subsequent transfers to the then successor) shall be relieved from and after the date of such transfer of all liability in respect to Landlord's obligations thereafter to be performed. The obligations contained in this Lease to be performed by Landlord shall be binding upon the Landlord's successors and assigns, only during their respective periods of ownership.

28. **WAIVERS.** No waiver by Landlord of any provision hereof shall be deemed a waiver of any other provision hereof or any subsequent breach by Tenant of the same or any other provision. Landlord's consent to or approval of any act shall not be deemed to render unnecessary the obtaining of Landlord's consent to or approval of any subsequent act by Tenant. The acceptance of rent hereunder by Landlord shall not be a waiver of any preceding breach by Tenant of any provision hereof, other than the failure of Tenant to pay the particular rent so accepted, regardless of Landlord's knowledge of such preceding breach at the time of its acceptance of such rent.

29. **INCORPORATION OF PRIOR AGREEMENTS.** This Lease contains all agreements of the parties with respect to any matter mentioned herein. No prior agreement or understanding pertaining to any such matter shall be effective. This Lease may be modified only in writing and signed by the parties in interest at the time of such modification.

30. **TIME.** Time is of the essence of this Lease.

31. **SEVERABILITY.** The unenforceability, invalidity, or illegality of any provision of this Lease shall not be render the other provisions hereof unenforceable, invalid, or illegal.

32. **ESTOPPEL CERTIFICATES.** Each party, within ten (10) days after notice from the other party, shall execute and deliver to the other party a certificate stating that this Lease is unmodified and in full force and effect, or in full force and effect as modified, and stating the modification. The certificate shall also state the amount of minimum monthly rent, the date to which rent has been paid in advance, and the amount of any security deposit or prepaid rent, if any, as well as acknowledging that there are not, to that party's knowledge, any uncured defaults on the part of the other party, or specifying such defaults, if any, which are claimed. Failure to deliver such a certificate within the ten (10) day period shall be conclusive upon the party failing to deliver the certificate to the benefit of the party requesting the certificate that this Lease is in full force and effect, that there are no uncured defaults hereunder, and has not been modified except as may be represented by the party requesting the certificate.

33. **COVENANTS AND CONDITIONS.** Each provision of this Lease performable by Tenant shall be deemed both a covenant and condition.

34. **JOINT AND SEVERAL OBLIGATIONS.** "Party" shall mean Landlord and Tenant; and if more than one person or entity is the Landlord or Tenant, the obligations imposed on that party shall be joint and several.

35. **GLASS.** Tenant will maintain in safe and sanitary condition all glass in windows and doors and will immediately repair all broken glass and doors whether damaged by accident, vandalism or by unlawful break-in, successful or not, and/or will carry insurance to insure against same.

36. **REPAIRS.** Tenant will maintain in good working order the heating and cooling system, electrical fixtures, wiring, and inside plumbing.

37. **PARKING.** Tenant shall have mutual non-exclusive use of the parking spaces adjacent to the demised premises together with the other tenants of the center of which the demised premises are a part provided, however, that tenant will restrict its and its employees all day parking to no more than **N/A** vehicles and will not permit itself or its employees to park in spaces designated "customer parking only".

38. **SIGNS.** Tenant may install new signs designating the business of Tenant and its merchandise on the front only of the demised premises. The exact location of signs and the type, size and style of said signs are to be subject to the prior approval of Landlord. Tenant, upon request of Landlord, shall immediately remove any sign or decoration which Tenant has placed on or permitted to be placed in, on or about the front of the premises and which, in the opinion of Landlord, is objectionable or offensive, and if Tenant fails so to do Landlord may enter upon said premises and remove same. Landlord has reserved the exclusive right to the exterior walls (except as herein provided) and roof of said premises and Tenant shall not place on or permit to be placed upon the exterior walls or roof any sign, advertisement or notice without the written consent of Landlord. Landlord shall have the right to select at all times the color for the exterior walls of said building.

THE PARTIES TO THIS LEASE ACKNOWLEDGE THEIR APPROVAL BELOW.

LANDLORD: Ione Plaza LLC.

BY: _____
Farrokh Azarabadi (officer of LLC)

Date: _____

TENANT: _____

By: _____

Date: _____



IONE POLICE DEPARTMENT

RELOCATION OF PD TO NEW LOCATION

INTRODUCTION

- Current Facility
- Population Growth
- Police Staffing
- Policing Trends
- City Needs
- 17 E. Main St.
- New Location
- Budget Impact



CURRENT FACILITY

1 E. MAIN ST.

CURRENT POLICE FACILITY

SQUAD ROOM



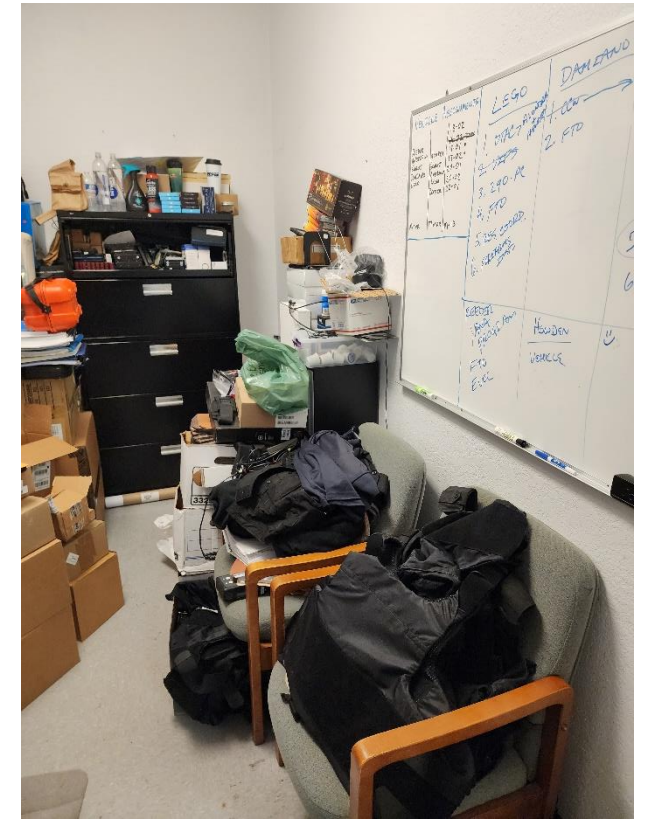
CURRENT POLICE FACILITY

FRONT DESK



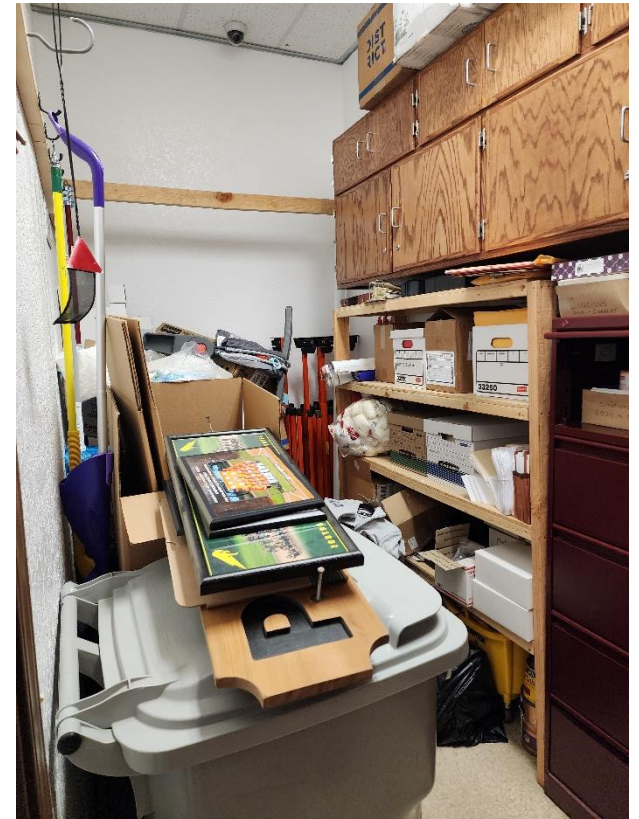
CURRENT POLICE FACILITY

CHIEF'S OFFICE



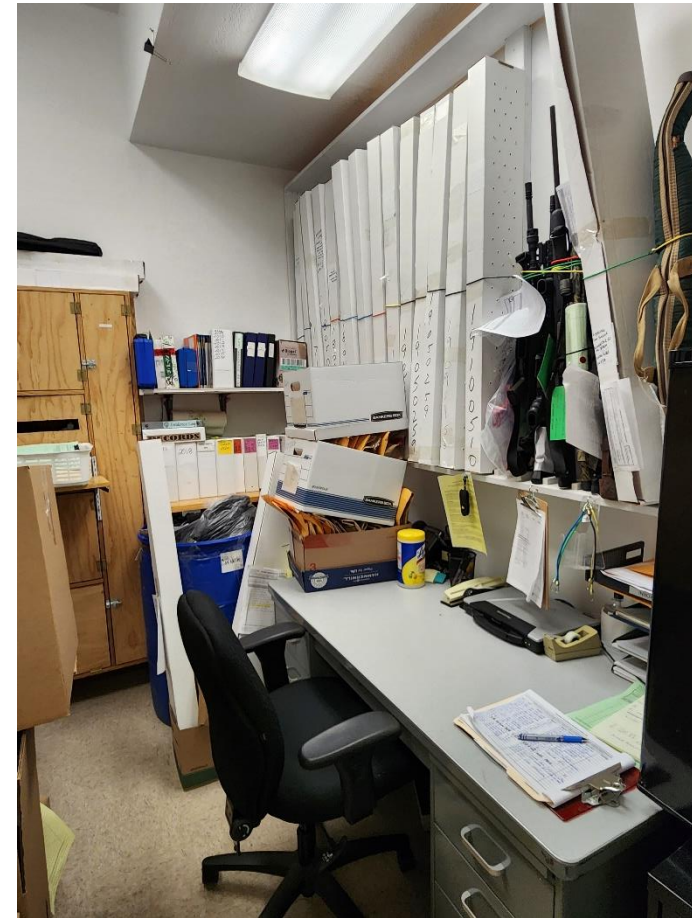
CURRENT POLICE FACILITY

RECORDS ROOM



CURRENT POLICE FACILITY

PROPERTY/EVIDENCE



CURRENT POLICE FACILITY

PROPERTY/EVIDENCE

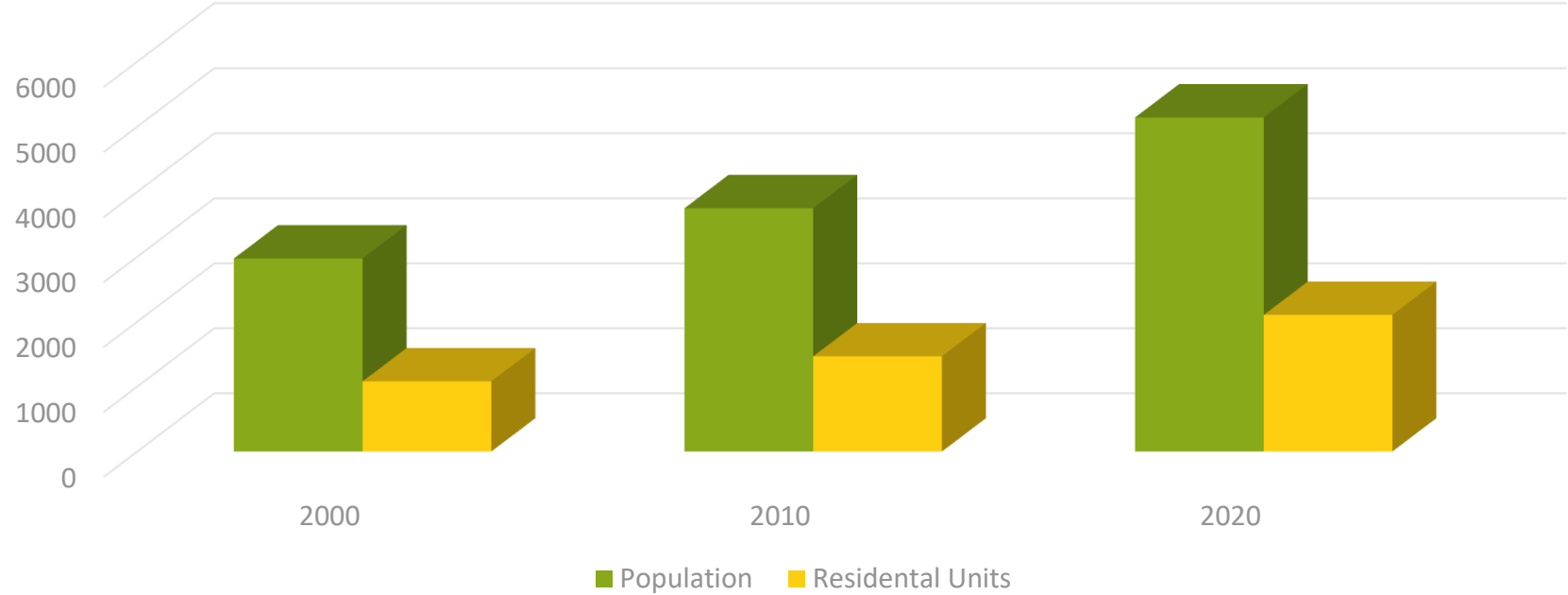


CITY AND POPULATION GROWTH

POPULATION GROWTH

Year	Units	Population
2000	1081	2973
2010	1466	3746
2020	2104	5141

IONE POPULATION/RESIDENTIAL GROWTH



POPULATION GROWTH

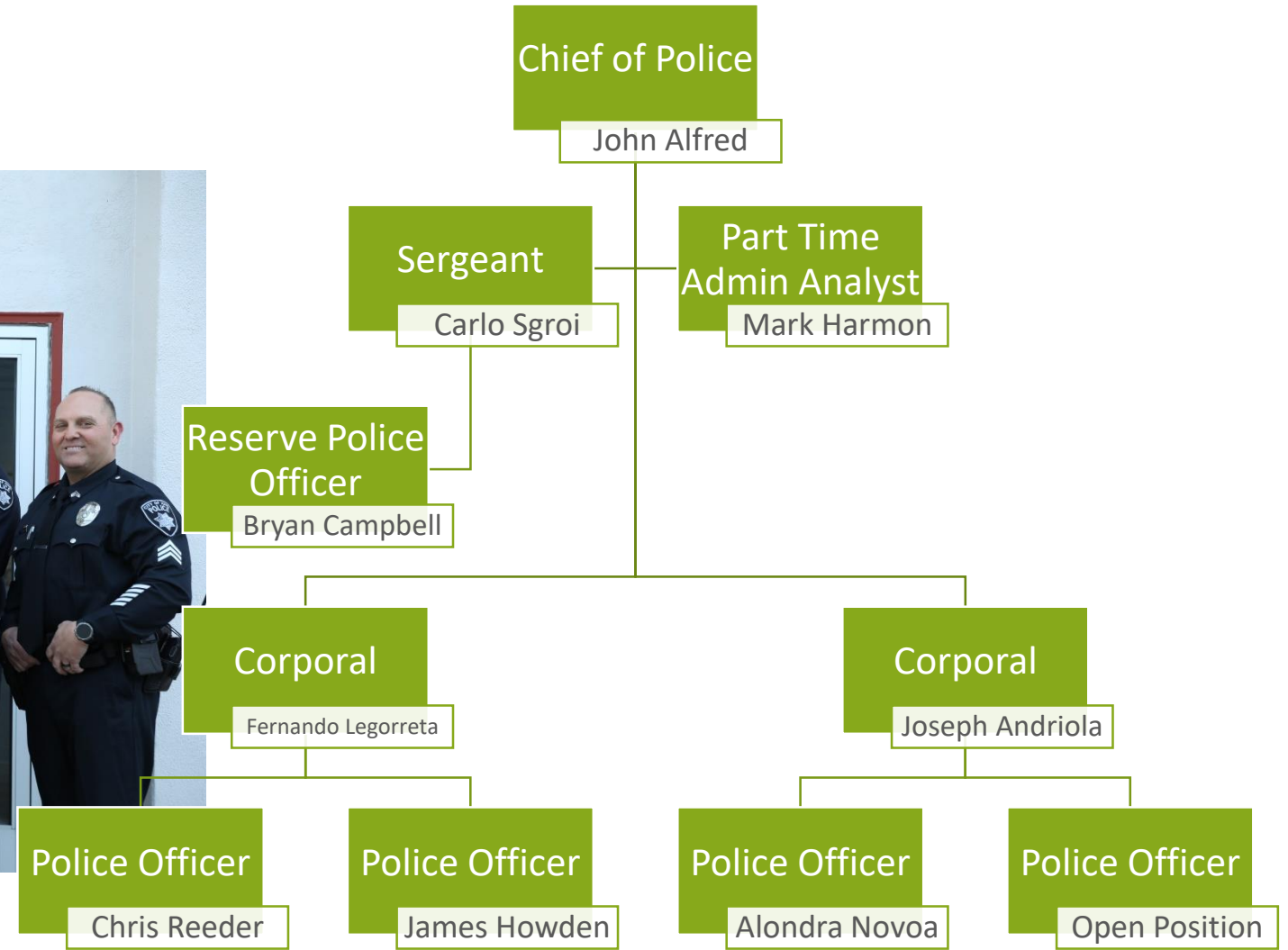
- The 20-year change from 2000 to 2020 was 94.6%
- From 2020 through 2023, we saw both Wild Flower and Castle Oaks add new sub-divisions not counted in the 20-year change
- The growth added more traffic



POLICE DEPARTMENT STAFFING

2023/2024 FY

POLICE STAFFING



Currently allocated for 8 full-time staff that includes the Chief of Police.

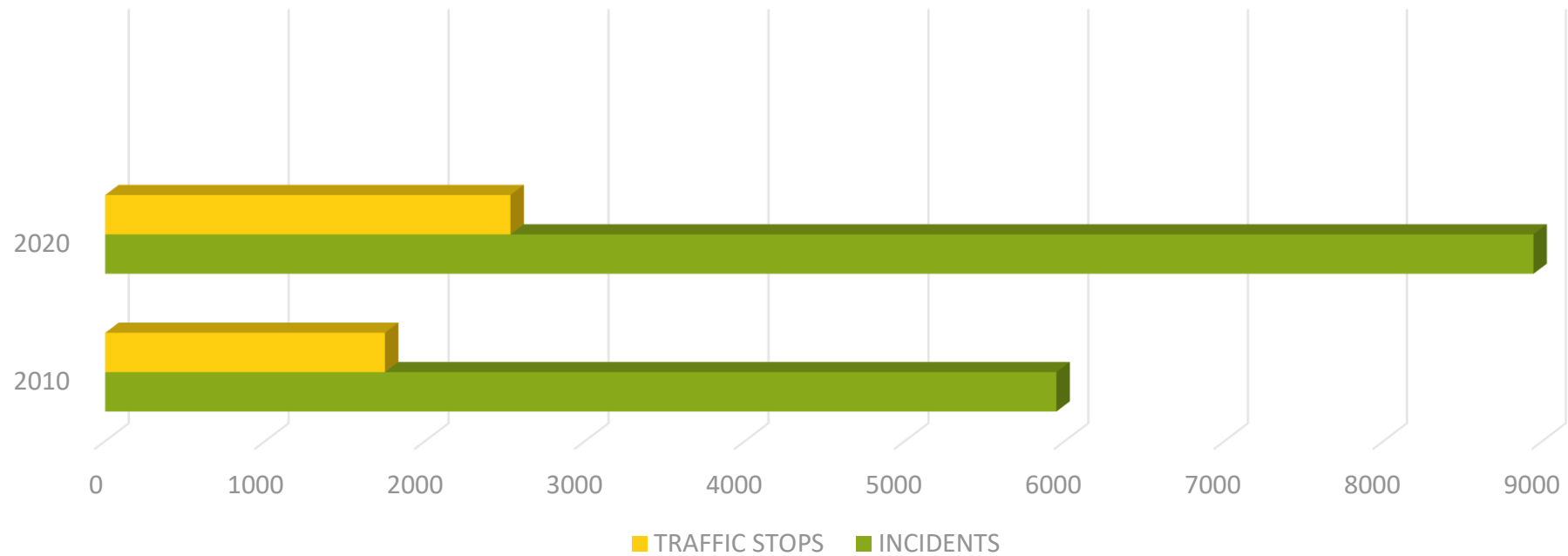
The national average is 2.4 Officers for every 1000 residents

POLICING TRENDS

POLICING TRENDS

YEAR	TOTAL INCIDENTS	TRAFFIC STOPS
2010	5948	1749
2020	8944	2534

INCIDENTS/ TRAFFIC ENFORCEMENT



POLICING TRENDS



- The ten-year trend from 2010 to 2020 showed a 2996 call difference and 785 more traffic stops
- In 2020 we had COVID-19 hit our city but still had a large amount of calls and stops
- More residents means more resources needed for property/evidence storage and department resources

CITY NEEDS

CITY NEEDS

- City Hall has added new positions with no added workspace for new employees
- Multiple employees sharing office space
- Since 21/22 FY, the City has added 3 office staff positions
- Parking issues



17 E. MAIN ST.

CITY PURCHASED PROPERTY

17 E. MAIN ST



- The current state of the building will cost a large amount of money to convert for PD use.
- Funding sources for remodeling
 - Impact Fees
 - ARPA
- Vehicle access and parking

NEW FACILITY

339 PRESTON AVE.

IONE PLAZA LLC

NEW FACILITY



Entering the front door of the new facility where a wall will be constructed and bulletproof glass will be installed

- The building will require minimal construction to move the Police from City Hall to the new location
- Sufficient room for property/evidence storage
- Locker room area for staff with two bathrooms
- New parking area to store patrol units
- Construction cost will not exceed \$15,000 and will include the following
 - Construction of a lobby with bulletproof glass (moved from existing PD)
 - Enclosing one office
 - Expanding one office

NEW FACILITY



Officer / Corporal workstation and briefing table



Large Property/ Evidence Storage Area

NEW FACILITY



Locker/Break Room



Additional Storage Area

NEW FACILITY



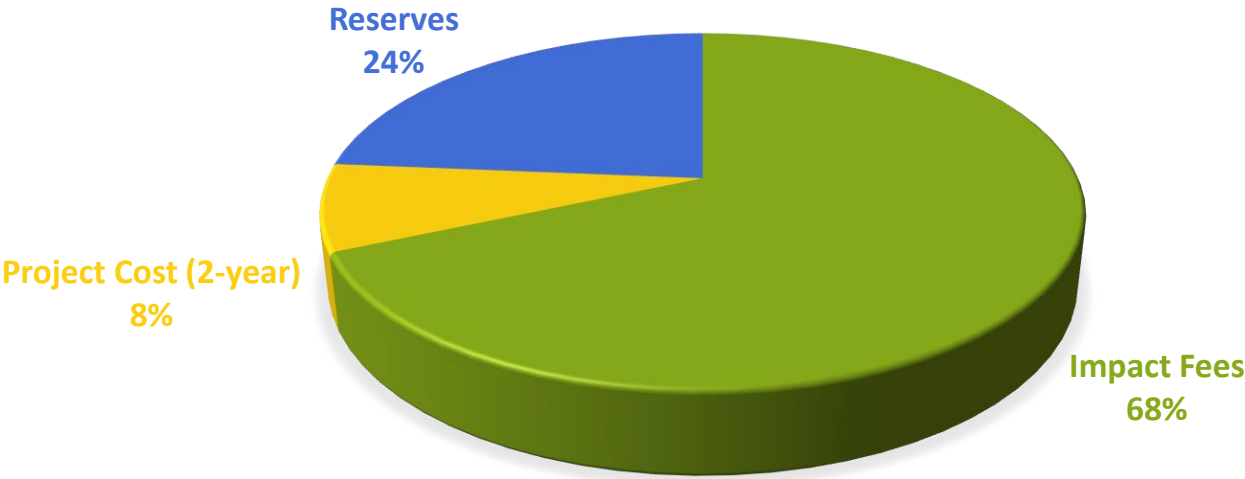
- The facility was a former bank and has many security features already in place
- Plenty of room for work areas and additional storage, approximately 2000 sq. ft.
- Price won't exceed \$1.75 a SF
- Amador County ranges from \$1 SF to \$17.04 SF
- Gives the City and Police Department time to find a permanent home
- Lease is economically feasible for the short term to solve space and storage considerations for the Police Department

BUDGET

BUDGET/FUNDING

	Amount	Percentage
Impact Fees – PD Total	\$723395	68%
Project Cost (2-Years)	\$83311	8%
Reserves	\$250000	24%

IMPACT FEES – POLICE
TOTAL - \$1,056,706





QUESTIONS?