

**CITY OF IONE COUNCIL MEETING**  
**January 9, 2024 6:00pm**  
**American Legion Hall**  
**MINUTES**

**Present:** Michael Skow, Mayor  
Beverly Benson, Council Chair  
Sabrina Bailey Cave, Councilor  
Christopher Cave, Councilor (6:18 pm)  
Brian Spivey, Councilor  
Shad Hass, Public Works Director  
Elizabeth Peterson, City Administrator  
Jerry Rietmann, Volunteer City Planner  
Dane Maben, Anderson Perry & Associates

**Absent:** Jason Carson, Councilor (Excused)  
Mark Patton, Councilor (Excused)

**Guests Present:** Shirley Dozier, Citizen  
Jeff Clabaugh, Pastor of ICC, Citizen

**Meeting Call to Order:** Mayor Skow called the meeting to order at 6:06 pm and led the Pledge of Allegiance. Ms. Peterson completed roll call.

**Approval of Minutes:** The November and December 2023 minutes were reviewed. Councilor Spivey motioned to accept minutes as written. Councilor Cave seconded the motion.

**Vote:** All Ayes

**Sheriff's Report:** Sargeant Carter verbally presented the November and December 2023 MSCO report for Ione.

**November Statistics:**

- 38 Incidents
- 16 Area Checks
- 21 Patrol Hours
- 20 SRO Hours

**December Statistics:**

- 44 Incidents (3 arrests)
- 8 Area Checks
- 42.5 Patrol Hours
- 10 SRO Hours

**Public Comments:** None

**Financial Reports and Bills:** The November 2023 and December 2023 bills and financials are attached to agenda. The Council reviewed the financial reports and monthly bills. November Deposits: \$7,883.79 and November bills: \$143,792.07. December Deposits: \$90,059.77 and December bills: \$40,421.67. Councilor Bailey-Cave motioned to accept the financials as presented. Council Chair Benson seconded the motion.

**Vote:** All Ayes

**Permits:** None

**Public Comments:** Ms. Dozier, resident of duplexes located on D Street requested that the Council repair the potholes on D Street off 3<sup>rd</sup> Street. Councilor Bailey Cave texted Eric Imes, Morrow County Public Works Director to see if the county had any extra rock that the city could patch the road with. Mr. Imes directed the city to take rock from the pile on the IRT lot.

Pastor Clabaugh stated that ICC had left over water from the December 2023 water emergency. He was directed to keep and use as needed.

A discussion of the handicap sign in front of the Ione Community Clinic is sticking out of the pavement and an employee of the clinic tripped over it. Mr. Hass will either place the handicap sign back or grind it down.

### **New Business:**

**Review and approval of USDA RUS BULLETIN 1780-27.** The Council reviewed the USDA RUS Bulletin 1780-27 for the proposed wastewater project. The USDA is requiring approval prior to project going out to bid. Councilor Spivey motioned to approve USDA RUS Bulletin 1780-27 be approved as presented. Councilor Cave seconded the motion.

**Vote:** All Ayes

**Amendment to Owner-Engineer Agreement Between the City of Ione and Anderson Perry & Associates.** This was tabled until the February 2024 Council meeting.

**Potholes on D Street.** Discussion under **Public Comments.**

### **Water Update.**

- **Citizen complaint.** The Council reviewed a letter from Dana Heideman, resident on 2<sup>nd</sup> and Green Street. Mr. Heideman is concerned about the of the city pipes into his meter. He stated his water sticks, it full of sediment, and is concerned about the asbestos and concrete pipes. He requested that . See attached letter.
- **Need for Updated Policies.** Mr. Hass and Ms. Peterson will update water policies as required by the state. The state has provided the city with sample policies to follow.

**County Zoning Code Updated adding Accessory Dwelling Unit.** At the request of Tamra Mabbott, Morrow County Planning Director, the council reviewed the update to the county zoning code regarding accessory dwelling units. No action required.

**Reservoir Load Payoff.** The council discussed having Brad Baird, Anderson Perry & Associates, review paying off the USDA loan for the reservoir and what it may save the city. There is still 20 years on the loan with a loan payment of \$20,000, interest of \$15,600 and administrative fee of \$800 a year. Councilor Cave motioned to approve having Mr. Baird work up the numbers. Brian Spivey seconded.

**Vote:** All Ayes

### **Old Business:**

#### **Sewer System Update:**

1. See attached handout from Mr. Maben, Anderson Perry & Associates.
2. Drawings are being revised to address all comments and should be complete in 1-2 weeks.

### **Sewer System Update (continued):**

3. The cost to place a septic with grease trap at the current location at the old restaurant on Highway 74 will be approximately \$30,000. The council decided to look at bids to determine if it will be placed or a regular tank be placed.
4. Spivey easement has been filed with the county.
5. Morrow County Grain Growers (MCGG) easement. The MCGG Board wants a guarantee they could build on the utility easement. They also want the utility easement to be relocated. This may take additional time if a new survey is required.
6. ODOT verbally approved permit. Hard copy should be completed in 1-2 weeks.
7. Tentative Schedule
  - Pre-bid conference on February 22, 2024.
  - Bid opening March 5, 2024

### **Mayor's Report**

No report given.

### **Public Works Report**

No report given.

### **Recorder Report**

No report given.

**Adjournment:** Being as there is no other further business before the council, Mayor Skow adjourned the meeting at 7:55 pm.

Respectfully submitted:

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Michael Skow, Mayor

Attested by:

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Elizabeth Peterson, City Administrator

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City Of Ione

Jan 7, 2024 at 1:28PM

I am unable to attend your meeting but would like to express my concerns over the delivery of contaminated water to the consumers in the city limits of Ione.

I purchased this house in August of 2017 and did extensive remodeling replacing all of the appliances and hot water tank. The water line from the meter to the house is all PVC and the plumbing in the house is all CPVC so there is no corrosion from galvanized pipe, but the corrosion from the city water main is extensive. It has ruined one washing machine, and I have to change the water tank elements every 12 months as the bottom 6 inches of the tank is full of calcium sludge each time. We also have a water ionizer machine that gets plugged up every 6 months and has to be sent to Reno to be cleaned and repaired at a cost of \$500 each time. I installed a filter in the water line and a slime filter before it gets to the machine as per the manufacturer's recommendation and the machine has two large filters as well and the same results keep coming back with a report that the machine is being plugged by high contamination of calcium deposits. I have spent over three thousand dollars in the last six years in repairing or replacing equipment from the city water source. I have talked to two people on third street and one has a water machine like ours and they have had no problems with their machine and the other individual has never replaced their water tank element so there is a problem with lower 2nd street water main delivery.

I was informed that the water main line is nearly 60 years old and contains the material of asbestos which as you should know has been banned in all public buildings so why has the water main line not been replaced. You are knowingly contaminating the public water source that is being consumed by several people that probably have no idea what the source of their drinking water is going through.!!

Your chlorinator machine was not functioning since 2006 and in December when it was repaired it was turned up so high that the water would burn your eyes for several hours after a shower. It was not healthy and certainly not drinkable..



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With not being able to drink the water for three weeks ypo have placed a burden on some families by having to purchase safe drinking water from other sources either by driving to get it or having it delivered so for your December water billing you should do the right thing and not bill anyone for the contaminated water. I would not be surprised if someone did not test the city's liability insurance from the neglect of maintenance on the water reservoir and the contaminated water lines that deliver the water.

Putting a few notices up around town and posting a notice on the city web page is only a small part of what should have been done as you must know that very few people read or log into your web page every day.

In closing I recommend the city do the following.

#1 Forgo all billing for water for the month of December to all water meters.

#2 Replace the contaminated Asbestos water line that feeds 2nd street Immediately!!!

I would hope the City Of IONE takes my concerns seriously to avoid any further conflicts.

Regards

Dana Heideman  
280 West 2nd ST.  
P.O. Box 45  
Ione OR. 97843

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541-561-5939



**CITY OF IONE, OREGON**  
**WASTEWATER SYSTEM IMPROVEMENTS PROJECT**  
**CITY COUNCIL MEETING, PROJECT UPDATE**  
**January 9, 2024**

Presented hereafter are several items to update the council concerning the Wastewater System Improvements Project.

**Design Efforts**

- USDA, DEQ, and AP Internal reviews are all complete. Revisions are being made to the Drawings, Technical Specifications, and Contract Documents accordingly for a final product.
- Final decision from City on Route 74 service.

**Land/Easements**

- Effluent Drainfield Partition – Preliminary Title Done
- Easement Agreements Update – Spivey Done, MCGG Concerns
- Lift Station Lot Line Adjustment Boundary Line Adjustment Deed – Signed by MCGG

**Permits**

- **Morrow County ROW/Approach Permits** – Complete
- **1200-C Permit** – Complete
- **ODOT Permit** – ODOT approved crossing permit today, estimating to have permit within a week or two.
- **TransCanada Gas Line Crossing Permit** – Complete.

**Funding**

- DEQ Pre-Bid Checklist in process
- DEQ Interim financing loan agreement should be ready in 2-3 weeks.
- USDA O&M Budget update in process
- USDA FONSI sent to Heppner Gazette last month. City is currently waiting on affidavit from Heppner Gazette.
- USDA ROW/Easement forms cannot be completed until MCGG signs off on easement.
- USDA Resolution 1780-27 must be passed.

**General Discussion**

- **Engineering Design Budget Discussion**
  - Review of last month's discussion:
    - The current design budget is \$350,000. AP has completed the following services that are outside of the original scope of work under the design budget:
    - Easements –\$12,000
    - Lift Station Lot Line Adjustment - \$6,000
    - Additional Drainfield Site Evaluation - \$10,000

- AP has gone over the design budget due to the previously discussed efforts. AP has prepared a Contract Amendment for the City Councils consideration (attached to this agenda)
- If agreeable, it will need to go to USDA for review and concurrence.
- Pre-Advertisement Schedule – We are likely looking at the end of January or early February for the advertisement right now. Before the project can be advertised, the following items need to be finalized:
  - DEQ approval of Design
  - ODOT permit obtained
  - MCGG easement finalized and submitted to USDA
  - DEQ interim financing in place
  - USDA approval to advertise
- Proposed Post-Advertisement Schedule
  - Advertisement: January 30, 2024
  - Pre-Bid Conference: February 22, 2024
  - Bid Opening: March 5, 2024
  - Council Award after 7-day protest period: March 12, 2024