

CITY OF IONE COUNCIL MEETING
MINUTES
Ione City Hall
December 17, 2025
6:00pm

Present: Jesse Shoemake, Mayor
Sabrina Bailey Cave, Council Chair
Jason Carson, Councilor
Brian Spivey, Councilor
Mark Patton, Councilor
Shad Hass, Public Works
Elizabeth Peterson, City Administrator
Scott Carter, Morrow County Sheriff's Office (MCSO)
Larry Myers, Anderson Perry & Associates (AP)

Via Zoom: Dane Maben, Anderson Perry & Associates (AP)
Wyatt Baum, City Attorney

Absent: Michael Skow, Councilor

Guests: Harvey Childers, Landowner
Monty Crum, Landowner
Shirley Dozier, Citizen
Betty Gray, Citizen
Linda LaRue, Citizen
Ann Milder, Citizen
Joseph Milder, Citizen
Ed Rollins, Citizen

Meeting Call to Order: Mayor Shoemake called the meeting to order at 6:01 pm. and led the Pledge of Allegiance. Ms. Peterson completed roll call.

Sheriff's Report: Criminal Sargeant Carter presented the MSCO statistics for November 2025:

- 41 Incidents
- 34 Patrol Hours
- 28 SRO Hours
- 24 Area Checks

Criminal Sargeant Carter reported that the MCSO is now fully staffed.

Permit and Public Request(s): None

Public Comment(s): None

Review of Minutes: The minutes from the November 13, 2025 meeting were reviewed by the Council. Councilor Spivey moved to accept minutes as written. Councilor Carson seconded the motion.

Vote: All Ayes (Bailey Cave, Carson, McMinn, Patton, Shoemake, Spivey)

Financial Reports and Bills: The November 2025 financials were attached to the agenda. The council reviewed the financial reports and monthly bills. November 2025 deposits totaled: **\$31,162.51** and September 2025 bills totaled: **\$265,840.10**. Councilor Spivey moved to accept the financials as presented. Councilor Carson seconded the motion.

Vote: All Ayes (Bailey Cave, Carson, McMinn, Patton, Shoemake, Spivey)

Old Business:

Sewer System Update – (Dane Maben, Engineer, Anderson Perry & Associates).

Mr. Maben updated the Council on the Wastewater Project and our contractors. (Please see attached agenda notes from Mr. Ledbetter.)

1. Swaggert Brothers (SBI) are completing the main line piping.
2. Open trenches are being filled as requested by AP and the City.
3. SBI is placing orange fences around open trenches.
4. SBI is continuing pressure testing and all tests have passed.
5. Bruce Johnson Construction (BJC) is installing tanks and hooking them up to the system.
6. Anticipated completion of project is April 13, 2026.
7. Lift station and drain field are now operating.
8. Restoration and asphaltting to happen in the Spring of 2026.
9. AP reviewed a change order for BJC remobilizing back to worksite. The amount requested was not justified; therefore, AP is working on a reasonable amount.
10. SBI submitted a change order for an extension of 72-74 days. AP rejected this change order as everything is on schedule at this time. If an extension is needed it will be addressed at a later date.
11. Change order will be submitted to abandon the 4,000-gallon tank found at the school.

Owner-Engineer Agreement No. 6

Mr. Maben addressed the council regarding Owner-Engineer Agreement No. 6. He explained that this agreement amends the existing contract to allocate a budget of \$75,000 for the on-site representative's stipend. This adjustment ensures that adequate funds are available to compensate the on-site representative overseeing the project. Councilor Patton moved to approve the Owner-Engineer Agreement No. 6 as written. Councilor Spivey seconded the motion.

Vote: All Ayes (Bailey Cave, Carson, McMinn, Patton, Shoemake, Spivey)

PMR# 14

The Council reviewed PMR# 14 for approval. The billed amount of the invoice is \$295,222.62. Councilor Patton moved to approve PMR 14 for \$295,222.62. Councilor Carson seconded the motion.

Vote: All Ayes (Bailey Cave, Carson, McMinn, Patton, Shoemake, Spivey)

Change Order #10

Work Change Order # 10 for fabric under the lift station tanks. The original amount requested was \$29,000. AP was able to lower the price to \$12,396.96. Councilor Spivey motioned to approve Change Order # 10 for \$12,396.96. Councilor Carson seconded the motion.

Vote: All Ayes (Bailey Cave, Carson, McMinn, Patton, Shoemake, Spivey)

Sewer Rates for Residents, Businesses, Non-Profit, RV Parks, and Food Establishments.

The Council addressed the issue of setting sewer rates for various user groups, including residents, businesses, RV parks, and food establishments. During the discussion, Council members agreed that a thorough data review was necessary before making any decisions regarding the rates.

The Council requested that Mr. Maben gather and analyze the relevant data pertaining to sewer usage and rate structures. Mr. Maben was tasked with presenting his findings and recommendations at the upcoming meeting scheduled for January 2026.

Quote for Emert Booster Station. No action taken at this time.

Request for Ownership of Two County Owned Lots in Ione.

Ms. Peterson updated the Council regarding efforts to secure two properties in Ione currently owned by Morrow County. She reported that she submitted a formal request to the Morrow County Board of Commissioners (BOC) for the transfer of ownership of these lots to the City of Ione. The two properties in question are the old gas station located on Main Street and a smaller lot situated off Highway 74, adjacent to the old restaurant. According to an email from Matt Jensen, the Morrow County Administrator, the BOC has agreed to deed both properties to the City of Ione. The process is now in the hands of the County's attorneys, who are handling the necessary legal arrangements for the transfer.

Condition of D Street.

Ms. Peterson addressed the Council regarding the condition of D Street, which has been affected by ongoing construction activities. She recommended that, when SBI hires a subcontractor to conduct asphalt work and repair streets disrupted by the construction, the City should also request a quote for paving D Street. This approach would allow the City to evaluate the cost and feasibility of including D Street in the planned street repairs, ensuring that the roadway is restored alongside other construction-related street improvements.

Review and Approve Abandoned, Derelict and Nuisance Vehicles -Ordinance 2025-06 Replacing Ordinance VT-1 – 2005.

Mr. Baum, the City Attorney, addressed both the Council and guests present regarding the Proposed Abandoned, Derelict, and Nuisance Vehicles Ordinance 2025-06. In his presentation, Mr. Baum recommended that the ordinance's language be revised to include clear provisions for the right of entry. He emphasized the importance of limiting the scope of this right to ensure that it does not permit unlawful entry and to safeguard the City against potential civil litigation.

Furthermore, Mr. Baum advised that the ordinance should reference ORS 119.190, which details the appeal process for affected parties. Including this reference would provide individuals with clarity about their rights and outline the procedures available for appeals in connection with enforcement actions taken under the ordinance.

Following the discussion, the Council decided to table further consideration of Ordinance 2025-06 until the January 2026 meeting.

Discussion on Cleanup of Properties.

Mr. Baum addressed the Council regarding the cleanup of properties located within the city limits. During the discussion, Ms. LaRue and Ms. Gray expressed concerns about their neighbor's property, specifically mentioning an older motor home that may be parked within the city easement. Mr. Baum clarified that the City has the authority to tow vehicles or other items situated on city easements. However, he noted that it can be challenging to locate a company willing and able to tow the vehicle in question.

Additionally, Mr. Baum informed the Council that the City faces significant difficulties when it comes to enforcing the cleanup of privately owned properties. These challenges make it problematic for the City to ensure compliance and maintain property standards on private land.

New Business:

Contract with *All That Flows* for Supervision and Oversight of Ione' Water and Wastewater Systems.

The Council examined the contract and supporting documentation provided by Chad Snyder, Owner of All That Flows. This review was conducted in accordance with the City's requirement to employ or contract a

certified water and wastewater technician, as stipulated by the Oregon Health Authority (OHA) and the Department of Environmental Quality (DEQ).

During the review process, the Council carefully considered both the submitted documentation and the proposed contract price to ensure compliance with regulatory standards and the needs of the City. Councilor Carson motioned to approve the contract and contract price as presented. Councilor McMinn seconded the motion.

Vote: Ayes (Bailey Cave, Carson, McMinn, Shoemake, Spivey) *Councilor Patton abstained from voting on this matter. The reason for the abstention was that Mr. Snyder, the owner of All That Flows, is an employee of the Port of Morrow, which is also Councilor Patton's employer. This potential conflict of interest prompted Councilor Patton to refrain from participating in the vote.*

Report from Oregon Health (OHA) Authority regarding Ione's Water System.

The Council examined the report provided by OHA following their recent site visit to inspect the City's water system. The review focused on assessing the current water system infrastructure and evaluating the operational protocols in place. Council members discussed the findings and recommendations presented in the OHA's report, considering their implications for both regulatory compliance and ongoing water system management. This evaluation served to inform future decisions related to the maintenance and oversight of Ione's water resources.

City French Drain on Second and Spring Streets Flooding during Rain and Snow Melts.

The Council addressed concerns regarding excessive water accumulation and poor drainage at the French drain located on Second Street, directly across from City Hall and in front of the Rollins' property and shop. Mr. Rollins noted that, during periods of heavy rainfall, water levels can rise as high as the middle of Second Street, causing significant inconvenience and potential hazards. Mr. Rollin provided background information to the Council, explaining that when the City initiated improvements—including new curbing and paving—he was approached and subsequently granted the City an easement. This easement was established to allow the City to construct and maintain the holding portion of the French drain, which was intended to be covered with topsoil and gravel following installation. At that time, the drain grate and associated piping were also installed. During the initial discussions, Mr. Rollin recommended that the City redirect excess water toward the west side of Gooseberry/Spring Street, utilizing the existing road easement on the unpaved section west of the current drain grate. He shared that, in previous instances when the drain became backed up, he took it upon himself to clean it out to restore functionality. Unfortunately, the Council acknowledged that the French drain is presently not working as intended. This has been attributed to excessive soil and silt accumulation resulting from the ongoing construction which has adversely impacted the drain's effectiveness. The Council directed Ms. Peterson, City Administrator, to contact AP. The purpose of this outreach is to request AP's assistance in helping the City identify and implement a viable solution to the drainage issues at the French drain.

Mayor's Report: No report given.

Council Comments: No report given.

Adjournment: Being as there is no other further business before the council, Mayor Shoemake adjourned the meeting at 7:49 pm.

Respectfully submitted:



Jesse Showmake, Mayor

Attested by:



Elizabeth Peterson, City Administrator