

CITY OF IONE COUNCIL MEETING
MINUTES
Ione City Hall
March 10, 2026
6:00pm

Present: Jesse Shoemake, Mayor
Sabrina Bailey Cave, Council Chair
Bruce McMinn, Councilor
Mark Patton, Councilor
Michael Skow, Councilor
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)

Absent: Jason Carson, Councilor
Brian Spivey, Councilor
Shad Hass, Public Works

Guests: Shawn Lifferth, Potential Food Cart Vendor
Sharon Claughton, Potential Food Cart Vendor
Shirley Dozier, Citizen
Anne Milder, Citizen
Joe Milder, Citizen

Meeting Call to Order: Mayor Shoemake called the meeting to order at 6:00 pm. and led the Pledge of Allegiance. Ms. Peterson completed roll call.

Sheriff's Report: Criminal Sargeant Carter presented the MSCO statistics for January 2026:

- 47 Incidents
- 42 Patrol Hours
- 46 SRO Hours
- 26 Area Checks

Permit and Public Request(s): None

Public Comment(s): During the public comment section, Ms. Milder raised a question regarding the progress of implementing the policy on abandoned vehicles. She specifically mentioned her neighbor, Jim Holtz, who possesses several vehicles that appear to meet the criteria outlined in the policy for removal either by the owner or, if necessary, by the City of Ione. Ms. Milder noted that since the last meeting she attended, two additional vehicles have been added to the property. In response, Ms. Peterson stated she would reach out to Mr. Holtz and attempt to initiate the process for addressing the issue.

Review of Minutes: The minutes from the February 10, 2026 meeting were reviewed by the Council. Councilor Skow moved to accept minutes as written. Councilor McMinn seconded the motion.

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

Financial Reports and Bills: February 2026 financials were attached to the agenda. The council reviewed the financial reports and monthly bills. February 2026 deposits totaled: **\$308,733.19** and February 2026 bills totaled: **\$1,153,448.90**. Councilor Patton moved to accept the financials as presented. Councilor Carson seconded the motion.

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

Old Business:

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

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

1. Contracted completion of project is April 23, 2026. Mr. Maben anticipates that AP will receive a request for an extension of this date.
2. Bruce Johnson Construction (BJC) is installing tanks and hooking them up to the system.
3. BJC will continue providing the City with a 3-week update so that residents will be informed.
4. SBI will be working on restoration efforts.
5. Street restoration and asphaltting to happen in the Spring of 2026. SBI is waiting for asphalt plants to open.
6. No current change orders pending.
7. New small change orders will be submitted for tanks under decks that are not accessible and must remain in place. These will be filled CDF (controlled density fill).
8. There are no major change orders currently in the works.

Councilor Patton raised a question concerning whether the ongoing issue of water compaction for septic tanks had been addressed with BJC. Mr. Maben responded by stating that SBI has been in communication with BJC about this matter. BJC reported that their representative from the septic tank wholesaler advised that the tanks should be water compacted rather than tamped. This recommendation remains a source of concern, as it is anticipated that the soil around the tanks will continue to settle over time. Anderson Perry & Associates (AP) noted that the specifications provided by the tank manufacturer indicate that tamping is an acceptable method for compacting the tanks.

Mr. Maben presented PMR#17 for payment to the Council which has a payment due of \$588,210.92. The breakdown is as follows:

- \$12,740.77 for traffic control, testing, and project safety.
- \$6.50 for job photos.
- \$75,375.00 for 4-inch polyvinyl chloride sewer service line.
- \$12,348.00 for sewer service line cleanouts.
- \$193,200.00 for 1,000-gallon residential septic tanks - Type A.
- \$48,000.00 for 1,500-gallon residential septic tanks - Type A.
- \$54,400.00 for decommissioning the existing septic tanks.
- \$127,000.00 for the Restaurant Sewer Service.
- \$140,000.00 for the Market Sewer Service.
- \$3,300.00 for repair on unmarked water lines.
- \$46,644.00 for gravel surface restoration.
- \$13,140.00 for existing fence restoration.
- \$44,749.00 deduction for value engineering adjustments for the restaurant service connection.
- \$77,227.00 deduction for value engineering adjustments for the market service connection.

- \$12,615.09 for removal of a previously unknown 4,000-gallon septic tank at the Ione Schools (change order 11).
- \$2,376.03 for septic tank concrete barriers (change order 12).
- \$30,958.47 deduction for 5 percent retainage withheld.

Councilor Patton moved to accept PMR#17 for payment of \$588,210.92. Councilor McMinn seconded the motion.

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

Cost of Removal of Concrete Septic Tanks and Damaged Tanks

1. Due to citizens' complaints regarding the crushing of concrete tanks instead of removing the tanks, AP received a quote from SBI regarding removal of the tanks. It will cost \$5800.00 per tank removal. The Council asked Ms. Peterson to contact the City Attorney regarding this issue. Mr. Maben will send the OAR and contract to Mr. Wyatt Baum regarding this issue. If the tank is to be removed the landowner would be responsible for payment. The Council addressed concerns raised by citizens regarding the practice of crushing concrete tanks in place rather than fully removing them. In response to these complaints, AP obtained a quote from SBI for the removal of the concrete tanks, with the cost estimated at \$5,800.00 per tank. To further clarify the matter, the Council directed Ms. Peterson to consult with the Wyatt Baum, City Attorney. Additionally, Mr. Maben was tasked with forwarding the applicable Oregon Administrative Rules (OAR) and the relevant contract documents to Mr. Baum for legal review. The Council agreed that, should the decision be made to remove a tank, the responsibility for the associated costs would rest with the landowner.
2. During the construction of the new storage unit, the septic tank on the property was damaged. The total cost for both the replacement tanks and the associated labor amounts to \$8,400.00. After discussion, the Council determined that the responsibility for removing the damaged septic tank should fall on the property owner.

Seed Coverage of Drainfield. The Council reviewed options for seed coverage of the drainfield. City staff consulted with a local agronomist to address this matter. Following the discussion, the agronomist supported the recommendation to use a mixture of clover and CRP for the drainfield coverage, affirming its suitability for the project.

Legion Hall Acquisition Lease Agreement. The Council was presented with a 99-year lease agreement with the City of Ione, Lessor and the American Legion (Post #95), Lessee that was drawn up by the City Attorney. The lease was given to the membership of Post #95 for review and comment. The topic was tabled until April 14, 2026 meeting.

Sewer Rates for Residents, Businesses, Non-Profit, RV Parks, and Food Establishments. Tabled until the April 14, 2026 meeting.

City French Dain Located at Second Street Across from City Hall. Tabled till a future meeting.

New Business:

Renovation of the Horseshoe Park. Mayor Shoemake addressed the Council regarding ongoing renovations at the Horseshoe. The purpose of these renovations is to create a new vendor park, which will provide space for additional vendors within the city. This development will also enable vendors participating in the July 4th festivities to relocate from Cherry Street to the new vendor park, improving organization and accessibility during the event.

Mr. Lifferth appeared before the Council to discuss his plan to open a new food truck within the City of Ione. He noted that he has received professional training and gained experience working in the culinary industry in both New York and Los Angeles. Mr. Lifferth assured the Council that his food truck is equipped with water, sewer, and sewage containment, meeting necessary requirements for operation. The Council discussed rent and utilities and the cost to the City for determining rent.

Policy for City Equipment Use and Rental. A citizen requested to utilize city property for the purpose of retraining and improving job skills. In response to this inquiry, Ms. Peterson contacted the City Insurance Agent, Stacie J. Ekstrom, VP, C.I.C. at Wheatland Insurance Center, Inc.-Ione, to obtain an official determination concerning the feasibility and implications of allowing such use. Ms. Ekstrom provided feedback on the matter, outlining the relevant insurance and liability considerations for the City. Her response addressed whether city property could be safely and lawfully used by private citizens for job skills retraining, ensuring compliance with the City's insurance policies and contractual obligations. Her response is as follows:

Thank you for reaching out to us. We appreciate your due diligence with your thoughtful attention to keeping the City out of any adverse insurance situations.

After reviewing the account, we discussed CIS risk management, who echoed our interpretation of coverage and the CIS contract.

City owned equipment is insured for use by authorized employees and for official city business. Allowing private citizens, even licensed ones, to use any equipment could expose the city to liability that is not covered under the current policy, CIS contract.

Allowing for external use of city equipment introduces risks for potential property damage, injury, or accidents. This is not insurable under the existing policy.

Policy contract has limitations that cannot provide protection for use of City owned equipment by nonemployees, in turn the City would assuming the risk and considered uninsured.

Purchasing Policy. The Council discussed the potential adoption of a new purchasing policy for the City of Ione, guided by the requirements outlined in ORS Chapters 279A, 279B, and 279C, collectively known as the Public Contracting Code. The proposed policy draws on the Attorney General's Model Public Contract Rules ("Model Rules") and is specifically intended for services with costs less than \$25,000. If implemented, this purchasing policy would allow the City to forego the current requirement to obtain three separate bids on projects with a value between \$10,000 and \$25,000. This would streamline the procurement process for smaller service contracts, making it more efficient while remaining compliant with state law. The City Attorney conducted a thorough review of the proposed policy prior to its presentation to the Council, ensuring its legality and alignment with both statutory and model rule requirements.

After consideration, the Council decided to table the matter, postponing further discussion and any action on the purchasing policy until the Council meeting scheduled for April 14, 2026.

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 7:30 pm.

Respectfully submitted:

Jesse Shoemake, Mayor

Attested by:

Elizabeth Peterson, City Administrator