

CITY OF IONE COUNCIL MEETING
MINUTES
Ione City Hall
July 21, 2026
6:00pm

Present: Jesse Shoemake, Mayor
Sabrina Bailey Cave, Council Chair
Jason Carson, Councilor
Mark Patton, Councilor
Elizabeth Peterson, City Administrator
Shad Hass, Public Works

Absent: Bruce McMinn, Councilor
Michael Skow, Councilor
Brian Spivey, Councilor
Scott Carter, Morrow County Sheriff's Office (MCSO)
Larry Myers, Anderson Perry & Associates (AP)

Via Zoom: Bill Ledbettter, Anderson Perry & Associates (AP)

Guests: Shirley Dozier, Citizen
Gayle Eynetich, Citizen
Jeff Eynetich, Citizen
Linda LaRue, Citizen
Taranna Patton, Citizen

Call to Order: Mayor Shoemake called the meeting to order at 6:03 p.m., led the Pledge of Allegiance, and Ms. Peterson conducted roll call.

Morrow County Sheriff's Office Report: On behalf 2026, Scott Carter, Criminal Sergeant with the Morrow County Sheriff's Office (MCSO) Ms. Peterson presented the Council with the department's June 2026 activity statistics. The report summarizes law enforcement services and community safety efforts completed within the city during the month.

- **Patrol duties:** Deputies completed 28 hours of patrol to maintain a consistent law enforcement presence and support timely response throughout the city.
- **School Resource Officer services:** MCSO provided 26 hours of School Resource Officer support.
- **Incident response:** Personnel recorded 42 total incidents, reflecting the range of calls and situations handled during the month.
- **Area checks:** Deputies conducted 12 area checks as part of proactive efforts to monitor conditions and help maintain community safety.

Approval of Minutes: Council reviewed the minutes of the June 9, 2026 meeting. Councilor Carson moved to approve the minutes as presented. Councilor Patton seconded the motion.

Vote: The motion carried unanimously. (Bailey Cave, Carson, Patton, Shoemake)

Public Comment(s):

1. Linda LaRue, a resident of Ione, spoke to the City Council about the issue of empty homes in town. She noted that multiple citizens have expressed concern about the number of unoccupied houses, especially 3–4 homes on 2nd Street. Her request to the Council was to reach out to the property owners and encourage them to sell or rent these homes. Her goal is to support the growth of the City of Ione, including its schools and community stability.
2. Gayle Eynetich voiced her concern that delivery drivers can enter City Hall even when it is closed or unstaffed. City Hall contains records, documents, and personal data that should not be accessible to non-employees. She is worried about citizens and library patron information being exposed. She inquired if the Council was aware of this access. Also, she requested the Handyman Services invoice. This will be furnished after a public records request is completed.

Permits and Public Requests: Council reviewed a request from Richard Ladd, resident of Ione, for a lot line adjustment of his property located at 2nd and H Street. The adjustment would create two lots from one lot. The land survey and request were attached to the July 21, 2026 agenda. Councilor Patton moved to accept the lot line adjustment as presented. Council Chair Bailey Cave seconded the motion.

Vote: The motion carried unanimously. (Bailey Cave, Carson, Patton, Shoemake)

Old Business:

Sewer System Update (Bill Ledbetter, Engineer, Anderson Perry & Associates).

Mr. Maben provided an update on the wastewater project and contractor activity. Supporting details are referenced in the attached agenda notes.

1. General Construction

- a. Bruce Johnson Construction (Subcontractor) finished installing septic tanks.
 - i. Except for Lot 921 - materials are approximately 5 weeks away. BJC will return to the site to make connection upon completion.
- b. Swaggart Brothers, Inc. (Contractor) continues working on surface restoration.
- c. Asphalt restoration is complete.

2. Remaining Construction Work

- a. The Contractor will continue to work on surface restoration and project cleanup.
- b. Once all project elements are complete, the Contractor will submit a request for substantial completion (anticipated next week).

3. Schedule

- a. The current version of the construction schedule is attached for the Council's reference. This schedule was submitted by the Contractor on May 14, 2026. Anderson Perry & Associates, Inc. (Engineer) received a three-week look-ahead schedule on June 8, 2026, which is also attached for reference.
- b. The schedule shows project substantial completion the week of June 23, 2026.
- c. Starting Monday, Larry and SBI will begin reviewing work with each individual homeowner starting on the west end of the city, working east.
- d. Upon receiving notice of substantial completion, Dane and Bill will both participate in substantial completion walkthrough (anticipated to be a full day effort).
- e. AP will not grant Substantial completion without proper submittal of the Contractor's O&M Manual and Record Drawings.

4. Current Contractual Deadlines

- a. Substantial Completion-June 29, 2026
- b. Final Payment - July 29, 2026

5. Payment

- a. Construction Engineering: \$20,200
- b. Resident Project Representative: \$500
- c. Record Drawings: \$9,600

6. Remaining Anticipated Costs

- a. Contractor's Mobilization Fee - \$99,629.30
- b. Contractor's Traffic Control Fee - \$2,966.78
- c. Estimate of Miscellaneous Bid Items for June - \$50,000
- d. Estimate for Lot 921 Modifications - \$14,000
- e. Record Drawings - \$9,600
- f. Retainage - \$379,436.17***
- g. Total - \$555,632.25

Value anticipated to be lower once AP fees are deducted as agreed upon by SBI

7. Remaining Project Budget (Based on current PMR)

- a. USDA Grant Funds - \$423,213.37
- b. City-Budget Funds-\$177,727.66
- c. Total - \$600,941.03

Mr. Ledbetter addressed the council regarding Swaggert Borthers, Inc. going out of business when this project is complete and final payment has been made. Swaggert Brothers will no longer be taking on any new projects but will “remain open” with one employee until one year after completion of the project to satisfy the bond. He will contact the bond companies to discuss how the process will proceed.

PMR 21. The council reviewed PMR #21 for payment in the amount of \$600,941.03. Councilor Carson moved to approve the payment for PMR #21. Council Chair Bailey-Cave seconded the motion.

Vote: The motion carried unanimously. (Bailey Cave, Carson, Patton, Shoemake)

Change Order 16. The Owner is willing to extend the Contract Time by 32 days to allow the Contractor to reach substantial completion without concern of liquidated damages. The Owner requests that the Engineer's fees during the 32-day period be deducted on the final Application for Payment to the Contractor (in addition to the previously agreed stipulations included in Change Order No. 14). The Contractor has agreed to these terms. Councilor Patton moved to accept Change Order 16. Councilor Carson seconded.

Vote: The motion carried unanimously. (Bailey Cave, Carson, Patton, Shoemake)

Legion Hall Acquisition. The Council reviewed a letter from Conrad Tworek, Secretary-Treasurer, Post 95. The Post's motion was not to accept the proposed lease as written. Ms. Peterson will contact Commander Steve Palmer to schedule a meeting to review the lease and discuss the Post's concerns.

French Drain Flooding on Second and Spring Streets. No updates.

New Business:

Resolution 2026-06. A Resolution Providing For The Issuance And Sale Of The City Of Ione, Oregon, Wastewater Revenue Bond In The Principal Sum Of Not To Exceed \$1,815,000 To The United States Of America, Acting Through The United States Department Of Agriculture Rural Utilities Service, For The Purpose Of Providing A Portion Of The Costs To Finance Construction Of A New Septic Tank Effluent Gravity System, Providing For The Form And Terms Of Said Bond And Authorizing The Payment Of Same.

Resolution 2026-06 was reviewed by Council for accuracy and completeness. Councilor Carson moved to accept Resolution 2026-06 as written. Council Chair Bailey-Cave seconded the motion.

Vote: The motion carried unanimously. (Bailey Cave, Carson, Patton, Shoemake)

Vendor Rate for New Park. The Council reviewed the established monthly rental rate for Vendor's Park and reduced the fee from \$400 to \$200 per month. Council members felt the prior \$400 rate was too high for vendors. Ms. Eynetich questioned why the Council is supporting portable vendors instead of prioritizing established brick-and-mortar businesses in town.

Financial Reports and Bills. Council reviewed the June 2026 financial reports and monthly bills attached to the agenda. June 2026 deposits totaled **\$485,363.58**. June 2026 bills totaled **\$539,170.52**. Councilor Patton moved to approve the financial reports and bills as presented. Councilor Carson seconded the motion.

Vote: The motion carried unanimously. (Bailey Cave, Carson, Patton, Shoemake)

Mayor's Report: No Report.

Council Comments: No Report.

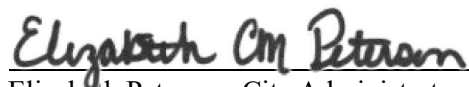
Adjournment: There being no further business, Mayor Shoemake adjourned the meeting at 7:37 p.m.

Respectfully submitted,



Jesse Shoemake, Mayor

Attested by:



Elizabeth Peterson, City Administrator