



CITY COUNCIL OF AMADOR CITY
DRAFT, SPECIAL MEETING AGENDA
TUESDAY, 29 July 2025
7:00 PM

The agenda for this special meeting is distributed to the City Council and posted in public locations in Amador City no fewer than 24 hours prior to the meeting. Any pertinent documents related to Special Agenda Items will be distributed to Council Members no fewer than 24 hours prior to the meeting and available online at <https://amador-city.com/government-agendas-minutes/>

In-person participation by the public is welcomed.

The Old City Hall/Firehouse is wheelchair accessible.

7:00 PM CALL TO ORDER

FLAG SALUTE/PLEDGE OF ALLEGIANCE

ROLL CALL/ESTABLISH A QUORUM

Council Members Ambroselli, Bragstad, Sherrill, Staples, Unguez

APPROVAL OF CITY COUNCIL SPECIAL MEETING AGENDA 29 July 2025

ORDINANCES AND PUBLIC HEARINGS *none*

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA

Under provisions of the California Code, citizens wishing to address the Council for any subject within the jurisdiction of Amador City that is not on the agenda may do so at this time. Limit comments to five minutes or less. Under provisions of the California Government Code, the City Council cannot take action unless an urgent need arose after the posting of the agenda.

SPECIAL AGENDA

1. **Cleaning of Amador Creek** Discussion and possible action by council motion and vote to approve a bid for cleanup of Amador Creek.

Attachments Bid from Sergio Landscaping

Memo, Information from CIRA re Grant Funds and Flexible Spending Funds

2. **Sewer Rate Structure** Discussion and possible action by council motion and vote to approve a rate structure for inclusion in the Proposition 218 process for increasing fees for utilities.

Attachment: Memo, Sewer Rate Structure Options

3. **Remediation of the Old Grammar School** Discussion and possible action by council motion and vote to reject Revised Additive Alternative #3 (now #3A) approved 17 July, in favor of Additive Alternative #3B.

Attachment: Memo, Restoration of The Old Grammar School, 29 July 2025

Memorandum, 23 July 2025, Larry White, City Engineer-Building Inspector

COUNCILMEMBER REPORTS *Verbal reports, if any*

CITY ATTORNEY REPORT *Verbal report, if any*

REQUESTS FOR FUTURE AGENDA ITEMS

ADJOURNMENT

**The next scheduled Regular City Council meeting:
Thursday, 21 August 2025 at 7:00 PM at The Old City Hall**

Gutierrez Landscaping

PO BOX 983
PLYMOUTH CA 95669
(209) 2566776



QUOTE

Date: 07/21/2025

For the attention of
Sandy Staples
(209) 418 1513

Description	Amount	Total price
CLEANING THE AMADOR CREEK	1	\$6.300,00
HAULING AWAY THE DEBRIS	1	\$1.400,00
		\$0,00
		\$0,00
		\$0,00
Total		\$7.700,00

CITY OF AMADOR CITY

MEMORANDUM

To City Council

Re Information from CIRA re Grant Funds and Flexible Spending Funds

1. From Thor Benzing, Risk Manager at CIRA, 18 July 2025

I am happy to share information about the CIRA Grant. The City currently has **\$8,050.00** in grant funds available. These funds can be used to reimburse expenses related to improving safety or reducing risk. In 2022, the City used these funds for tree removal, and in 2024, to help clean the creek.

The City can apply for the funds by completing this application. The City should also submit an application by Aug. 30 for at least \$1,050, as we cap the grant fund at \$7,000.

In addition to the grant funds, the City has access to flexible spending funds from past program years. Currently, the City has **\$5,482.98** in flexible spending funds. These funds can be used for any purpose except payroll or claims payment. The City has used these funds in the past related to tree services and the park. There is also an outstanding request for \$400 to reimburse a tree assessment, for which we still need a receipt to process the reimbursement check.

2. An application for CIRA Grant funds in the amount of \$7,000 for mitigation of fire and flood risks by cleaning Amador Creek was submitted on 22 July 2025.

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CITY OF AMADOR CITY

MEMORANDUM

To City Council
Re Sewer Rate Structure Options
Date 29 July 2025

The following sewer rate structure options are those recommended in the Sewer Rate Study (approved 2022 by City Council). These are updated from the presentation to City Council 17 July 2025, which used rate increases for 2nd, 3rd and 4th years. The charts below include the 5th year. Council can approve a rate structure using rates in any three consecutive years.

Option A:

2023-2025	2nd year	3rd year	4th year	5th year
\$91.47	\$105.36	\$118.53	\$119.00	\$121.83

- Capital Improvement likely to be supplemented
- Operating costs covered

Option B:

2023-2025	2nd year	3rd year	4th year	5th year
\$91.47	\$112.00	\$113.50	\$115.00	\$116.25

- Capital Improvement likely to be supplemented
- Operating costs covered

Option C:

2023-2025	2nd year	3rd year	4th year	5th year
\$91.47	\$101.25	\$100.75	\$108.05	\$110.98

- Capital Improvement unlikely to be supplemented
- Operating costs probably covered

Option D:

2023-2025	2nd year	3rd year	4th year	5th year
\$91.47	\$79.85	\$90.25	\$97.55	\$100.50

- Capital Improvement not supplemented
- Operating costs not covered

The above rate structures are for Single Family Residences.

Per Amador City Municipal Code:

- Multifamily dwellings with more than 4 units will be charged the SFR for the first unit and 55% of the SFR on each unit thereafter.
- Commercial establishments that are not "special units" will be charged SFR plus a multiplier that is based on the commercial establishment's average winter water that exceeds the average winter water used by single family residences.

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CITY OF AMADOR CITY

MEMORANDUM

To City Council
Re Restoration of Old Grammar School
Date 29 July 2025

Recommendation: That Council reject Additive Alternative #3A (approved 17 July) in favor of Additive Alternative #3B by council motion and vote.

Summary:

At City Council meeting on 17 July, Council approved developing a Capital Improvement Fund in the amount of \$63,200.00 for Revised Additive Alternative #3 (now #3A), based on the table in the memo dated 14 July from the city engineer.

The memo was incomplete and a correction was submitted (now Additive Alternative #3B) dated 23 July for discussion at the City Council Special Meeting 29 July. The difference between the Original Additive Alternative #3 and #3B is \$1,000.00.

To summarize for Council consideration:

BASELINE Original Additive Alternative #3

Description	Estimate
Install new windows and insulation in City Hall and Community Room	\$72,300.00
Repair interior wall finish damaged during installation of insulation. Paint interior.	\$16,800.00
BASELINE Original Additive Alternative #3	\$89,100.00

Revised Additive Alternative #3 (now #3A), 17 July

Description	Estimate
BASELINE Alternative Alternative #3	\$89,100.00
Using Aamsco windows in place of Marvin windows (savings: - \$7,500.00)	\$81,600.00
No wall insulation; no paint. (savings: - \$26,900.00)	\$54,700.00
Concrete underfloor in basement (+ \$7,300.00)	\$62,000.00
Flagpole relocation and repair. (+ \$1,200.00)	\$63,200.00
Total #3A	\$63,200.00

Clarification; Additive Alternative #3B, 29 July

Description	Estimate
BASELINE Alternative Alternative #3	\$89,100.00
Using Aamsco windows in place of Marvin windows (savings: - \$7,500.00)	\$81,600.00
Concrete underfloor in basement (+ \$7,300.00)	\$88,900.00
Flagpole relocation and repair. (+ \$1,200.00)	\$90,100.00
Total #3B	\$90,100.00

The contractor has offered to install lighting in the underfloor area at no cost to the City.

CITY OF AMADOR CITY

MEMORANDUM

TO: City Council

FROM: City Engineer - City Building Inspector

RE: City Hall Fire Damage
14531 E. School St., Amador City, APN 008-286-006

DATE: July 23, 2025

BACKGROUND

Staff previously prepared a memo dated July 14, 2025, which was presented to Council at its regular meeting on July 17, 2025. The memo addressed proposed extra work related to the reconstruction of the old schoolhouse following the fire on April 7, 2023. However, the content of the memo was found to be unclear and was misinterpreted by Council. To clarify the intent and scope of the proposed work, the following explanation has been prepared.

ISSUE

Additive Alternate # 3 Using Aamsco windows in place of Marvin windows (costs saving of \$ 7,500.00)	\$ 81,600.00
Add 2" concrete to underfloor area	\$ 7,300.00
Flagpole relocation from building to planter and repair	\$ 1,200.00
Total costs proposed for extra work	\$ 90,100.00

The contractor has offered to install lighting in the underfloor area at no cost to the City.

CONSIDERATIONS

Approve the additional costs as Capital Improvements to a City-owned, historically significant building, taking advantage of the opportunity to complete this work while the contractor is already on-site performing necessary fire-related repairs.

cc: Pat Keene, City Attorney

#3017/ltrw

Memo #2 to Council-extra work 07232025