

**CITY COUNCIL OF AMADOR CITY
DRAFT, REGULAR MEETING AGENDA
THURSDAY, 20 FEBRUARY 2025
7:00 PM**

The agenda for this regular meeting is distributed to the City Council and posted in public locations in Amador City no less than 72 hours prior to the meeting. Any pertinent documents related to Regular Agenda Items will be distributed to Council Members no less than 72 hours prior to the meeting and available at City Hall during City Hall hours.

In-person participation by the public is welcomed. City Council Meetings will also be broadcast on the City's YouTube channel at: <https://www.youtube.com/@amadorcitycouncil>

Members of the public not attending in-person may submit written comments prior to the meeting by emailing their comment to the City Clerk at cityclerk@amador-city.com before 11:00 AM on the day of the meeting. Emailed public comments will be distributed to City Council and made part of the official record.

In compliance with the Americans with Disabilities Act, individuals may request disability-related accommodations by contacting the City Clerk before 11:00 AM on the Monday before the Council meeting. City Hall is wheelchair accessible.

- 1. MEETING CALLED TO ORDER**
- 2. FLAG SALUTE/PLEDGE OF ALLEGIANCE** *Lennon Carter*
- 3. ROLL CALL/ESTABLISH A QUORUM**
Council Members Ambroselli, Bragstad, Sherrill, Staples
- 4. APPOINTMENTS/SEATING OF CITY COUNCIL**
 - 4A. Open seat on City Council: Discussion and possible appointment of Melanie Unguez to fill open seat on city council for term of office through 2029, by motion and vote of city council members.
Attachment: Letter of Interest, Melanie Unguez
 - 4B. Nomination and Election of Officers
- 5. PROCLAMATIONS/CORRESPONDENCE**
Letter to Lennon Carter
email from Trudy Bauman and Sam Calhoun, 5 Feb 25
email from Koney Austinn, 5 Feb 25
- 6. APPROVAL OF CITY COUNCIL REGULAR MEETING AGENDA 20 Feb 2025**
- 7. PUBLIC COMMENT**

Under provisions of the California Code, citizens wishing to address the Council for any matter not on the agenda may do so at this time. State your name and residence if not within limits of Amador City, or group affiliation for the record. 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.

8. CONSENT CALENDAR ITEMS

All matters listed under the Consent Calendar are to be considered routine by the City Council and will be enacted by one motion in the form listed. There will be no separate discussion of these items unless, before the City Council votes on the motion to adopt, members of the Council, staff or the public request specific items to be removed from the Consent Calendar for separate discussion and action.

- 8A. Regular Meeting Agenda Minutes of 16 January 2025
- 8B. Financial Report

9. ORDINANCES AND PUBLIC HEARINGS

10. REGULAR AGENDA ITEMS:

- 10A. O'Neill Alley: Discussion and possible action by motion and vote of city council members regarding reimbursement of encroachment fee to Gary Brusatori.
- 10B. Brown Act Training: Discussion only. Training on the Brown Act (also known as "Sunshine Laws") with the 2025 updates will be scheduled for city council members in March, open to staff and the public.

Links:

https://www.lozanosmith.com/docs/resources/flipbook/Brown_Act_Handbook/mobile/index.html
https://www.lozanosmith.com/news-clientnewsbriefdetail.php?news_id=3355

- 10C. Old Grammar School/Old City Hall: Discussion only regarding the rebuilding of the Old Grammar School beginning in April 2025 and forced relocation of City Hall.

- Attachment a: Amador City Resolution No 620
- Attachment b: Open Letter to Community, 02/03/2025, Construction on the Old Grammar School
(tba) Report, Larry White, WGA
- Attachments c: Commercial Rental Agreement, Old City Hall, 3/27/2024
Letter, City of Amador City, re PG&E Utility Payments, 01/15/2025
60-Day Lease Termination Notice, City of Amador City, 01/30/2025
Letter, Wine Tree Farms and Sunset Hills Designs, re: PG&E Utility Payments, 02/06/2025
Letter, Wine Tree Farms and Sunset Hills Designs, nd
- Attachments d: Letter, Wine Tree Farms and Sunset Hills Designs, nd
13 documents (14 pages) submitted by Wine Tree Farms and Sunset Hills Designs

- 10D. City Council Committee Assignments, 2025:
Attachment: City Council Committee Chart, 01/16/2025

11. ADMINISTRATIVE REPORTS AND COMMENTS

11A. CITY COUNCIL MEMBERS' REPORTS, INCLUDING UPDATES ON COUNCIL COMMITTEES

11B. CITY ADMINISTRATOR'S REPORT AND COMMENTS

11C. CITY ATTORNEY'S REPORT AND COMMENTS

12. REQUESTS FOR FUTURE AGENDA ITEMS

- Contractor bid for rebuilding Old Grammar School
- Sewer system: infrastructure and expenses/revenue analysis
-

13. CLOSED SESSION

14. ADJOURNMENT

The next regular scheduled City Council meeting is Thursday, 20 March 2025 at 7:00 PM

4A



Sandy Staples <sandy23412346@gmail.com>

Letter of Interest - City Council

1 message

Melanie Davis Unguez <melunguez@gmail.com>

Sun, Jan 26, 2025 at 9:47 AM

To: City Clerk <city.clerk@amador-city.com>, david.groth@amador-city.com

Cc: sandy.staples@amador-city.com

Good Morning,

I'd like this letter to serve as my formal interest in filling the open City Council position.

Melanie Unguez
14249 CA-49, Amador City, CA 95601
PO Box 130, Amador City, CA 95601

I am registered to vote in Amador City.

While my family has only lived in Amador City for three years, we have become active community members. I have served as president for the ACBCA and own a business on Main Street.

My family intends to make Amador City our home for years to come. I want to ensure that our city maintains its city status as the smallest city in California. I believe we can continue to make Amador City a great place for families and welcoming of all people.

Please feel free to reach out if you have any questions for me.

Thank you,
Melanie Unguez

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Melanie Unguez
Phone: 559-999-2007

- Letter to Lennon Carter
- email from Trudy Bauman and Sam Calhoun, 5 Feb 25
- email from Koney Austinn, 5 Feb 25



CITY OF AMADOR CITY
INCORPORATED JUNE 2, 1915
California.

Lennon Carter
10765 Fleehart Street
Amador City, CA 95601

10 February 2025

Dear Lennon,

I am writing to invite you to the City Council meeting on Thursday, February 21, 2024, to lead the City Council and the community in the Flag Salute and Pledge of Allegiance.

At the September City Council meeting, you asked if you could do the flag salute and I think February, the month for Valentine's Day, is a wonderful month. I am going to wear something red in your honor and hope it makes you smile.

Remember to invite your mom, dad, Hendricks, Nana, and Julia. Pancake is welcome as well.

City Council starts at 7:00 PM but you and your family can come early. See you then!

Sincerely,

Sandy

Sandy Staples
Mayor, Amador City
sandy.staples@amador-city.com
209.481.1513

P.S. Lennon, remember that you and your family do not have to stay for the whole meeting.



Sandy Staples <sandy23412346@gmail.com>

Relocation of City Hall

1 message

info@amador-city.com <info@amador-city.com>
To: sandy.staples@amador-city.com

Wed, Feb 5, 2025 at 1:24 PM

Hi Sandy: Note for you below 😊 Christine

From: Trudy Bauman <tjb1550@gmail.com>
Sent: Wednesday, February 5, 2025 6:39 AM
To: info@amador-city.com
Subject: Relocation of City Hall

Dear Mayor and City Council,

We would like to express our objections to the relocation of the current City Hall to the old City Hall in Amador City. Someone needs to explain why it is necessary to displace 2 thriving businesses in favor of the non-income producing council. These business spent their own time and money to create attractive business that bring revenue into the city. Isn't the old Tavern still sitting empty? Why can't that be used since it doesn't look like it will sell any time soon? How about using space in the old brewery, also sitting empty? The only conclusion we can come to is that this is retaliation for Sunset Designs and Wine Tree's disagreements with the ACBCA and other attempts to drastically change Amador City into a Bay Area suburb. We strenuously object to the takeover of these businesses!

Trudy Bauman and Sam Calhoun



Sandy Staples <sandy23412346@gmail.com>

The Closing of a Another Retail Business in Amador City

1 message

Koney Austinn <koneyaustinn@gmail.com>

Wed, Feb 5, 2025 at 9:54 AM

To: sandy.staples@amador-city.com, Dave Groth <david.groth@amador-city.com>

After reading the email from the mayor, I am extremely disappointed in the city council and leadership not to have the forethought to see the situation of the moving of city hall before renting out the old city hall space, especially to a retail business.

It is difficult enough to do ANY business in this town and especially in this economic environment, without this resent news.

You have made a mistake with your decision. Your thoughtlessness for the businesses here has shown your lack of knowledge, forethought, and has certainly created a loss of trust in your decision-making now and in the future.

My disappointment in the city leaders is deep and disappointing.

Sadly,
Koney Austinn

8A

CITY OF AMADOR CITY

MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL

THURSDAY, JANUARY 16, 2025 7:00 P.M.

1. Meeting Called to Order
2. Pledge of Allegiance – Hendricks Carter
3. Roll Call – Staples, Bragstad, Sherrill, Ambroselli
4. Seat City Council Members – Oath of Office made by Bragstad, Ambroselli, Holly Groth
5. Approval of Regular Meeting – Bragstad moved, 2nd by Sherrill, approved unanimously
6. Public Comment – None
7. Presentations/Proclamations/Appointments/Correspondence - Letter to Hendricks Carter
8. Consent Calendar – Bragstad moved, 2nd by Sherrill, approved unanimously
9. Ordinances and Public Hearings – None
10. Regular Agenda Items
 - a. Amador City Park Improvements – Resolution 634 – Notice of Completion – Motion by Sherrill, 2nd by Ambroselli, approved unanimously
 - b. City Council Committee Assignments for 2025 – See Attached
 - c. Fire Mitigation – Removed dead/dying conifers in City Hall Park. City Administrator, Dave Groth said he would ask for volunteers to accompany him in project of removing dead/dying conifers and trimming any other trees that might pose a fire danger. Request for volunteers will be placed on website at appropriate time.
 - d. Form 700 – Council members reminded to submit their Form 700 to FPPC by deadline of April 1, 2025. Also reminded them to give a copy to City Clerk for city files.
11. Administrative Reports and Comments –
 - a. Councilman Ambroselli - Fire Safe is publishing a Fire Safe Map. We need to be on their e-mail list.
Councilperson Bragstad – Nothing to report
ARSA – Review only
Mayor Sandy Staples – A heard of deer was killed on Hwy 49 outside of City. Deer Crossing signs are recommended on west side of highway. Larry White will work on this.
Historic properties will have its first meeting on January 24th. Guidelines will be developed.
Work completed on Park. A Notice of Completion will be recorded.
Updated Short Term Rental application and Special Event application to align with ordinance.
Passed Measure K. Dave Groth and Sandy Staples to meet with Weber, Ghio for recommendations for Measure K regarding Main Street.

E.V. Charging station established.

Work with Weber, Ghio on rehabilitation of school building. Work is out for bid now. Bidding closes on January 28, 2025. Construction could start April 15, 2025.

Treasurer Holly Groth is working on the budget and audit report.

City in holding pattern for sewer plant. Proposition 218 must be considered for rate adjustment. On going public discussions regarding sewer rate of \$91.47 then revisit as needed.

Update regarding Municipal Code.

Consider items for fire mitigation.

- b. City Administrator – ACRA - All City Administrators/Managers to meet with Superintendent of Schools. Money to spend approximately \$31,000,000 from 2017 Nexus study. We should provide updated list of projects to ACRA. Give suggestions for projects to Dave Groth for next month's meeting.
 - c. City Attorney Report and Comments – Nothing
12. Requests for future agenda items: Review our emergency response system. Nikko and Dave to meet. Dominic Moreno is our first contact for Amador City response time 4 minutes. Update fire hydrants and improve water pressure. Raising our fees. Refer to ACBCA to help fire victims. Start a Disaster fund. Determine if additional trees in park area should be cut down.
 13. Closed Session – None
 14. Adjournment 7:47 p.m.

8B

10C

Attachment a

Amador City Resolution 620, 04/07/2023

RESOLUTION #620

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMADOR CITY PROCLAIMING THE CITY HALL BUILDING TO BE IN A STATE OF EMERGENCY DUE TO DAMAGE CAUSED BY THE FIRE ON APRIL 7, 2023; AND FURTHER AUTHORIZING SOLE SOURCE FOR THE PURPOSE OF SEEKING SUB-CONTRACTORS FOR THE CITY HALL REHABILITATION PROJECT

WHEREAS, on April 7, 2023, a fire broke out in Apartment A located at the City Hall Building, 14531 East School Street; and

WHEREAS, the fire destroyed much of Apartment A and traveled in the attic space shared by Apartment B, which will necessitate a major rehabilitation including code upgrades before Apartments A and B are habitable again; and

WHEREAS, for fire suppression efforts to proceed safely, electricity to the building was shut off immediately, at which time the City Building Inspector learned that the electrical system consisted of historic knob-and-tube and was connected through one panel for the whole City Hall building, which includes not only Apartments A and B, but the City Hall Offices and the Community Room; and

WHEREAS, in the aftermath of the fire, emergency power was restored to the City Hall Offices in order to enable essential City operations to continue; and as emergency power, it may be shut off with no notice for unsafe conditions thus halting essential City operations; and

WHEREAS, it was deemed to be too risky to restore emergency power to the rest of the building, therefore the Community Room is not available for use by community members and organizations; and

WHEREAS, the City Council of the City of Amador City hereby finds that there continues to exist in the City Hall building conditions that inhibit the use of public spaces for the benefit of the community, and jeopardize the ongoing, safe operations of essential City operations; and

WHEREAS, as the rehabilitation of the City Hall property will certainly exceed \$5,000, the City would ordinarily be required to follow a formal bidding process, which would prolong the rehabilitation project, exacerbating, and possibly augmenting, the existing emergency; and

WHEREAS, the City should be exempt from the formal bidding procedure in order to expedite the project and mitigate the current state of emergency in a timely manner.

NOW, THEREFORE, BE IT PROCLAIMED by the Council of the City of Amador City that the City Hall Building at 14531 East School Street currently exists in a state of emergency; and

AND BE IT FURTHER RESOLVED by the Council of the City of Amador City that it hereby approves bypassing the formal bidding process and implementing the Sole Source process of seeking appropriate sub-contracts for the purpose of rehabilitating the City Hall building and mitigating the state of emergency.


The foregoing resolution was duly passed and adopted at a regular meeting of the City Council of the City of Amador City on the 21st day of September 2023, by the following vote:

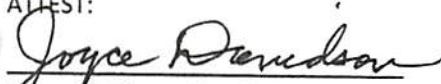
AYES: Kel-Artinian, Bragstad, Robinson, Staples, Sherrill

NOES: 0

ABSTAIN: 0

ABSENT: 0

THE CITY OF AMADOR CITY

Anne Kel-Artinian, Mayor

ATTEST:

Joyce Davidson, City Clerk

10C

Attachment b

- Open Letter, 02/03/2025, Construction on the Old Grammar School
- (tba) Report, Larry White, WGA



CITY OF AMADOR CITY
 INCORPORATED JUNE 2, 1915
California.

3 February 2025
 Construction on the Old Grammar School

Background

Almost two years ago, a fire started at the Old Grammar School in Amador City, causing extensive damage to the historic building that housed the Community Center, two studio apartments, and City Hall.

The insurer, the engineers, the architects, and the city administrator have been working through the process of recovery and restoration of the Old Grammar School in readiness for the work of rebuilding. Just before the winter holiday, there was speculation that once the construction begins, the building might be closed to everyone but construction workers. The City would need another location for City Hall and have a plan should relocating be necessary.

A Plan

Some of the factors considered as a plan was put together included the following: renting a space or a building? renting a trailer? how much would that cost be over what could be a year-long process? is it responsible for the City to spend public dollars to rent other property? could the city budget handle that? is there another city property that could be used, one that would not require paying rent?

The latter ended up being the best option to pursue.

Amador City owns three historic buildings: the Old Grammar School, which has to be vacated; the Kling Building which houses the Amador Whitney Museum and is not an option due to the provisions of its endowment; and, the Old City Hall, where there are tenants with a month-to-month lease.

If necessary, City Hall could be relocated from the Old Grammar School to the Old City Hall. This would not require using public dollars for rent. This would offer city staff and city council members a central location for committee meetings and for doing the work of city government. This would offer a convenient location for anyone needing to do business with the City and everyone attending City Council meetings. As its name indicates, it was once the official City Hall, as many community members remember. But, it would also require giving notice to the tenants. It was, nonetheless, the plan should one be needed.

Construction Date

In mid-January, Amador City was given the timeframe for construction. It would begin in mid-April. As suggested, City staff and the general public would not be permitted in the construction zone for liability and safety reasons. In April, relocating City Hall would be necessary and the City had to give notice to the tenants that their month-to-month lease would be honored through March 31st.

The decision that relocating City Hall to the Old City Hall building was needed when construction on The Old Grammar School began was not made lightly or frivolously. It was difficult. It affects the community. It is the best option among different choices.

I hope that given a two-month notice, the tenants, Wine Tree Farm/Sunset Hill Designs, are able to secure another location. I hope that as the Old Grammar School is restored, it retains its historic character. I hope that Amador City retains its uniqueness as a caring and empathetic community. And, I hope that the community knows that this decision to relocate City Hall to the Old City Hall building was taken seriously and was made thoughtfully.

Sincerely-

Sandy

sandy.staples@amador.city.com

10C

Attachment c

- Commercial Rental Agreement, Old City Hall, 03/27/24
- Letter, City of Amador City, re PG&E Utility Payments, 01/15/2025
- 60-Day Lease Termination Notice, City of Amador City, 01/30/2025
- Letter, Wine Tree Farms and Sunset Hills Designs, re: PG&E Utility Payments, 02/06/2025
- Letter, Wine Tree Farms and Sunset Hills Designs, nd

*paid
\$275.00
3-27-24*

COMMERCIAL RENTAL AGREEMENT

This Commercial Rental Agreement ("Agreement") is made and effective April 15, 2024, by and between City of Amador City ("Landlord") and Kat Leon (dba Sunset Hill Designs) and Corinne Moore (dba Wine Tree Farm) "Tenants".

Landlord is the owner of land and improvements commonly known as "Old City Hall" and numbered as 14203 Main Street, Amador City, California.

Landlord desires to rent the Premises to Tenant, and Tenant desires to rent the Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained, and other good and valuable consideration, it is agreed:

1. TERM – Landlord hereby rents the Premises to Tenant, and Tenant hereby rents the same from Landlord, for an initial term beginning April 15, 2024, and continuing on a month-to-month tenancy. The Tenant may terminate the tenancy by giving written notice at least 30 days prior to the intended termination date. The Landlord may terminate the tenancy by giving written notice as provided by law.
2. RENTAL – Tenant shall pay to Landlord \$550.00 per month on the first day of each month, beginning on May 1, 2024, and continuing on a month-to-month tenancy. In addition, the Tenant will pay the Landlord \$275.00 as pro-rated rent from April 15, 2024, to May 1, 2024.
3. USE – The rental premises shall include only the front portion of the interior which abuts the sidewalk/patio and faces the Amador Hotel, exclusive of the restrooms. The space will be used for wine-tasting, wine sales and retail. Tenant shall not use the rented Premises for the purposes of storing, manufacturing, or selling any explosives, flammables, or other inherently dangerous substance, chemical, thing or device.
4. SUBLEASE and ASSIGNMENT – Tenant shall not sublease all or any part of the Leased Premises, or assign this Lease in whole or in part without Landlord's consent, such consent not to be unreasonably withheld or delayed.

5. Repairs and Maintenance.

The Tenant shall properly use, operate and safeguard the Premises. The Tenant will be responsible to keeping the Premises clean and sanitary. The Tenant shall immediately notify the Landlord, in writing of any problem, malfunction or damage.

6. Alterations and Improvements.

Tenant, at Tenant's expense, shall have the right following Landlord's consent to remodel, redecorate, to all or any part of the Rented Premises from time to time as Tenant may deem desirable, provided the same are made in a workmanlike manner and utilizing good quality materials. Tenant shall have the right to place and install personal property, trade fixtures, equipment and other temporary installations in and upon the Rented Premises, and fasten the same to the premises. All personal property, equipment, machinery, trade fixtures and temporary installations, whether acquired by Tenant at the commencement of the Rental term or placed or installed on the Rented Premises by Tenant thereafter, shall remain Tenant's property free and clear of any claim by Landlord. Tenant shall have the right to remove the same at any time during the term of this Agreement provided that all damage to the Rented Premises caused by such removal shall be repaired by Tenant at Tenant's expense.

7. Insurance.

Landlord shall maintain fire and extended coverage insurance on the Building and the Premises in such amounts as Landlord shall deem appropriate. Tenant shall be responsible, at its expense, for fire and extended coverage insurance on all of its personal property, including removable trade fixtures, located in the Premises.

8. Utilities.

Tenant shall pay all charges for electricity and other services actually used¹ by Tenant on the Premises during the term of this Agreement unless otherwise expressly agreed in writing by Landlord. For any utility or service provided to the Premises that is not separately metered, Landlord shall pay the amount due and separately invoice Tenant for Tenant's pro-rata share of the charges. Tenant shall pay such amounts upon receipt of invoice. Tenant acknowledges that the Leased Premises are designed to provide standard office use electrical facilities and standard office lighting. The Tenant shall arrange at its own expense for telephone and internet services. Tenant shall not use any equipment or devices that utilize excessive electrical energy or which may, in Landlord's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

9. Signs.

Following Landlord's consent, Tenant shall have the right to place on the Premises, at locations selected by Tenant, any signs which are permitted by Landlord's ordinances. Tenant shall repair all damage to the Leased Premises resulting from the removal of signs installed by Tenant.

¹ Tenant has been informed that meter is shared by the Amador City's public restrooms, that some of the City's street lights are attached to the building's meter, and that the meter may further be shared if and when the firehouse portion of the building comes to be used as a museum.

10. **Entry.**

Landlord shall have the right to enter upon the Premises at reasonable hours to inspect the same, provided Landlord shall not thereby unreasonably interfere with Tenant's business on the Premises.

11. **Default.**

If Tenant fails to make timely payment of rent, utility charges or any other obligations owing under this Lease, the tenant shall have a fifteen (15) day grace period after receiving written notice to cure such default. If the Tenant fails to cure such a default within the time allowed under this paragraph, Landlord may serve the tenant written notice of intent to terminate the Lease. If possession of the Leased Premises is not surrendered, landlord may reenter the premises. Landlord shall have in addition to the remedy above provided, any other right or remedy available to Landlord on account of any Tenant default, either in law or equity.

If Tenant is more than ten (10) days late in making rent and utility payments more than three (3) times within any twelve (12)-month period, then Landlord, at its sole election may issue written notice of termination of the lease and demand surrender of the premises. Upon issuance of such a demand, tenant must vacate the premises within thirty (30) days. Any expenses, costs, and attorney's fees incurred resulting from the necessity of undertaking the eviction process shall be borne by the defaulting Tenant.

12. **Quiet Possession.**

Landlord covenants and warrants that upon performance by Tenant of its obligations hereunder, Landlord will keep and maintain Tenant in exclusive, quiet, peaceable and undisturbed and uninterrupted possession of the Leased Premises during the term of this Lease.

13. **Security Deposit.**

The Security Deposit shall be held by Landlord without liability for interest and as security for the performance by Tenant of Tenant's covenants and obligations under this Lease, it being expressly understood that the Security Deposit shall not be considered an advance payment of rental or a measure of Landlord's damages in case of default by Tenant. Unless otherwise provided by mandatory non-waivable law or regulation, Landlord may commingle the Security Deposit with Landlord's other funds. Landlord may, from time to time, without prejudice to any other remedy, use the Security Deposit to the extent necessary to make good any arrearages of rent or to satisfy any other covenant or obligation of Tenant hereunder.

Following any such application of the Security Deposit, Tenant shall pay to Landlord on demand the amount so applied in order to restore the Security Deposit to its original amount. If Tenant is not in default at the termination of this Lease, the balance of the Security Deposit remaining after any such application shall be returned by Landlord to Tenant. If Landlord transfers its interest in the Premises during the term of this Lease, Landlord may assign the Security Deposit to the transferee and thereafter shall have no further liability for the return of such Security Deposit.

14. Notice.

Any notice required or permitted under this Lease shall be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed as follows:

If to Landlord to:

City Clerk

City of Amador City

PO Box 200

Amador City, CA 95601

If to Tenant to:

Corinne Moore

Box 73

AMADOR CITY

95601

or Kat Leon

Box 545

AMADOR CITY

95601

Landlord and Tenant shall each have the right from time to time to change the place notice is to be given under this paragraph by written notice thereof to the other party.

15. Waiver.

No waiver of any default of Landlord or Tenant hereunder shall be implied from any omission to take any action on account of such default if such default persists or is repeated, and no express waiver shall affect any default other than the default specified in the express waiver and that only for the time and to the extent therein stated. One or more waivers by Landlord or Tenant shall not be construed as a waiver of a subsequent breach of the same covenant, term or condition.

16. Successors.

The provisions of this Lease shall extend to and be binding upon Landlord and Tenant and their respective legal representatives, successors and assigns.

17. Consent.

Landlord shall not unreasonably withhold or delay its consent with respect to any matter for which Landlord's consent is required or desirable under this Lease.

18. Performance.

If there is a default with respect to any of Landlord's covenants, warranties or representations under this Lease, and if the default continues more than fifteen (15) days after notice in writing from Tenant to Landlord specifying the default, Tenant may, at its option and without affecting any other remedy hereunder, cure such default and deduct the cost thereof from the next accruing installment or installments of rent payable hereunder until Tenant shall have been fully reimbursed for such expenditures, together with interest thereon at a rate equal to the lessor of twelve percent (12%) per annum or the then highest lawful rate. If this Lease terminates prior to Tenant's receiving full reimbursement, Landlord shall pay the unreimbursed balance plus accrued interest to Tenant on demand.

19. Compliance with Law.

Tenant shall comply with all laws, orders, ordinances and other public requirements now or hereafter pertaining to Tenant's use of the Leased Premises. Landlord shall comply with all laws, orders, ordinances and other public requirements now or hereafter affecting the Leased Premises.

20. Final Agreement.

This Agreement terminates and supersedes all prior understandings or agreements on the subject matter hereof. This Agreement may be modified only by a further writing that is duly executed by both parties.

IN WITNESS WHEREOF, the parties have executed this Lease as of the day and year first above written.

[Signature]
W. A. Moore

Tenant

Sandy Staple

Amador City
Landlord



CITY OF AMADOR CITY

INCORPORATED JUNE 2, 1915

California.

January 15, 2025

Re: PG&E Utility Payments

Dear Kat Leon and Corrine Moore,

As you may be aware Amador City is currently undertaking an internal audit of our finances to determine our compliance with current and changing requirements imposed upon the city by the State of California. During our audit, we have determined an inconsistency in the City's accounting/bill collection for the Old City Hall.

Per the lease agreement Section 8, the tenant is responsible for electrical charges. The City has calculated a 10% deduction from the total charges based upon estimated kilowatt hours used to maintain exterior lighting, public restrooms, and the city's vehicle charging station. Since the inception of your current lease for Old City Hall, only \$228.00 of \$2,341.13 has been paid toward the electricity/utility charges. The following information reflects the monthly charges assessed to the Old City Hall by PG&E for utilities used by PG&E.

Amador City Old City Hall - PG&E Expenses for Old City Hall space

May-24	\$135.11
Jun-24	\$238.48
Jul-24	\$484.00
Aug-24	\$375.32
Sep-24	\$303.14
Oct-24	\$171.14
Nov-24	\$323.92
Dec-24	\$310.02

TOTAL: 2,341.13

Utilities Payments Received from Renters:

8/6/2024	\$103.00 - Sunset Hill Design
8/30/2024	\$125.00 - Wine Tree Farm

TOTAL: 228.00

A total of **\$1,879.02** (90% of PG&E payments minus payments received) is owed to Amador City. Please remit payment to Amador City as soon as possible. If you have any questions or concerns, please feel free to contact me by phone (435) 671-5754 or email david.groth@amador-city.com.

Regards,

Dave Groth,
City Administrator

CC: Mayor Sandy Staples; Joyce Davidson – City Clerk

(209) 267-0682

P.O. BOX 200

AMADOR CITY, CALIFORNIA 95601

RECEIVED JAN 30 2025



CITY OF AMADOR CITY
INCORPORATED JUNE 2, 1915
California.

January 30, 2025

Re: 60-DAY LEASE TERMINATION NOTICE

Dear Kat Leon and Corrine Moore,

NOTICE: Amador City (Landlord) elects to terminate your tenancy which is defined as the "hiring of real property" under the California Civil Code. Due to the period of the tenancy, the notice period of 60 days meets the statutory requirement.

Tenant's Name: Corinne Moore or Kat Leon which includes any other residence, occupants, or individuals on the Premises ("Tenant").

Property Address: "Old City Hall" 14203 Main St., Amador City, CA 95601 ("Premises")

Lease Start Date: April 15, 2024 ("Lease")

Last Day on the Premises: March 31, 2025

If you do not vacate the Premises by the date stated in this notice, the Landlord may initiate legal proceedings to regain possession. You may be liable for costs associated with the legal action, including any court-awarded damages.

Landlord Signature: 

Date: January 30, 2025

Print Name: David L. Groth – City Administrator of Amador City

Address: P.O. Box 200, Amador City, CA 95601

Phone: (435) 671-5754

E-Mail: david.groth@amador-city.com.

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> <i>J.M. Moore</i> <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee
1. Article Addressed to: <i>Corinne Moore</i> <i>dba Wine Tree Farms</i> <i>14967 Hwy 49 # 73</i> <i>Amador City, CA 95601</i>	B. Received by (Printed Name) <i>Moore</i>
2. Article Number (Transfer from service label)	C. Date of Delivery D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input checked="" type="checkbox"/> No
PS Form 3811, July 2013	3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery
Domestic Return Receipt	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
9589 0710 5270 0613 8322 62	

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 	A. Signature <input checked="" type="checkbox"/> <i>[Signature]</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee
1. Article Addressed to: <i>Kat Leon</i> <i>P.O. Box 545</i> <i>Amador City, CA</i> <i>95601</i>	B. Received by (Printed Name) C. Date of Delivery
2. Article Number (Transfer from service label)	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
PS Form 3811, July 2013	3. Service Type <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Priority Mail Express™ <input type="checkbox"/> Registered <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Insured Mail <input type="checkbox"/> Collect on Delivery
Domestic Return Receipt	4. Restricted Delivery? (Extra Fee) <input type="checkbox"/> Yes
9589 0710 5270 0613 8322 55	

RECEIVED FEB - 6 2025

Wine Tree Farm and Sunset Hill Designs
14203 Main St., Amador City, CA 95601

February 6, 2025

Re: PG&E Utility Payments

Dear David L. Groth,

Regarding your letter dated January 15, 2025, addressing our usage of electrical power at our rented establishment i.e.: 14203 Main Street, Amador City, CA 95601.

Your letter provided no documents nor information as to what formula you use to come up with the percentage.

After obtaining the necessary documentation (PG&E bills) we strongly disagree with your numbers and are currently working on a proper formula based upon the supporting documents and the days and times we utilized this power source.

We will provide our findings with our supporting formula and payment as soon as we have completed them.

You addressed several months on one request for payment, we appreciate your understanding that this investigation may take some time.

Sincerely,

Sunset Hill Designs

Kat Leon



Wine Tree Farm

Corinne Moore



CC: Mayor Sandy Staples; Joyce Davidson- City Clerk

Wine Tree Farm and Sunset Hill Designs
14203 Main St, Amador City, CA 95601

*Scan & send
to Rene*

City of Amador City
PO Box 200
Amador City, CA 95601

Dear City Council Members and David L. Groth

We are writing in response to the letter dated January 30, 2025, (but only received on February 3rd, 2025) requesting us to vacate our current location at 14203 Main St, Amador City. While we understand the City's need to relocate City Hall temporarily, we have significant concerns about both the process and the proposed solution. We were surprised to see the letter posted on the website and around town before we were officially notified.

We are shocked and disagree with this intended action and will request this item be on the upcoming City Council meeting where we will provide appropriate documentation to support our position.

Sincerely,



Corinne Moore
Wine Tree Farm



Kat Leon
Sunset Hill Designs

10C

Attachments d

- Letter, Wine Tree Farms and Sunset Hills Designs, nd
- 13 documents (14 pages) submitted by Wine Tree Farms and Sunset Hills Designs

Wine Tree Farm and Sunset Hill Designs
14203 Main St, Amador City, CA 95601

City of Amador City
PO Box 200
Amador City, CA 95601


Subject: Request to be Placed on the City Council Agenda – February 20th, 2025


Dear Amador City Mayor and Members of the City Council,

We are writing to respectfully request that you add an item on the agenda for the upcoming City Council meeting on February 20th, 2025 to discuss the possibility of reversing the eviction notice we received dated January 30th, 2025.

We have enclosed supporting documents to support our request.

Sincerely,


Corinne Moore
Wine Tree Farm


Kat Leon
Sunset Hill Designs

See Attached 14 Documents

We are addressing this to family, friends, past and incoming customers and the Amador Community in general.

You may have read the notice from the mayor posted outside of the Post Office. For those who have not I am attaching it to this email.

Corinne of Wine Tree Farm and myself of Sunset Hill Designs have received notice to vacate our building by March 31, 2025.

We understand that we are on a month-to-month lease. However, we do not feel the Mayor or City Administrator considered all other possibilities.

The mayor lists A PLAN of other options with no documentation or transparency as to the cost involved for any of them.

The mayor states taking control of the building we occupy would be at no cost to the city because it is city owned. We pay \$550 per month and provide sales tax revenues to the city- so in fact they will lose money.

We have brought people to Amador City that had previously not come for the customized unique product our business provides. We have referred patrons to other businesses in town & watched them enter and come out having made purchases. This does not only affect our business but the community as well.

The mayor states council meetings could be held in the building, but the building is a space of less than 400 sq. feet Bringing in the furniture needed and supplies for the staff to function leaves nowhere near the room for community members let alone 5 council members plus the city clerk/city administrator and city lawyer.

The mayor stated the fire occurred nearly 2 years ago providing ample time to consider options. If the insurance doesn't cover displacement funds, to rent a temporary mobile unit then they should have been securing other options long before now. If there were none then they should have disclosed this to us when we rented the building. Why were we not informed until now. We met with the mayor and city administrator on multiple occasions addressing different things about the building and not once were we giving the heads up that this may be a possibility.

We have contacted landlords in Amador City for an alternate location for our store and for the first time in approximately 5 years there is nothing vacant.

We contacted the owner of the Tavern Kevin Carter, and he is willing to let the city hall conduct their business there so long as the building remains on the market (been on market since November 2023).

We have also contacted the homeowners of Connie and Roger Peterson who live next to our store location, and they have an attached yet separate room at their home, with private access they are willing to rent to city hall.

Mike and Melanie have offered to share a portion of the building they are renting for virtual golf. All these at the same or less cost than our monthly rent – so no additional funds need to be spent by the city.

#1814

For city hall which is open 2 hours on Mondays and Thursdays. The Mayor and City Administrator have chosen to replace a retail business that has been in operation since the end of June 2024. There was absolutely no transparency in this decision; the City Council was not informed nor made a part of this - until the posted letter on February 3rd.

We have put over \$20,000.00 into our store in this short time which we have not had near the time to recoup. This move will put us completely out of business, as we have no other option.

We have asked to be put on the agenda and bring this before the city council on Feb 20th. We are asking for your physical support to attend the meeting and provide us with your letters of concern that we can attach to our request to be heard by the council. We plan to submit all documents on February 10th.

Sunset Hill Designs



Kat Leon

Wine Tree Farm



Corinne Moore

#2814

Tavern space

2 messages

Kevin Carter <carterkev@gmail.com>

Fri, Jan 31, 2025 at 8:02 AM

To: Kat & Craig <ibekat380@gmail.com>, Susan Hyland <susan@nightcapvc.com>

Hi Kat - Happy to have the city use the Tavern space to meet while there is construction going on if that helps keep your shop in place. The property is still listed for sale (so no guarantees on how long it will be around), but happy to have them there month-to-month for \$550. Susan can help coordinate.

- Kevin

--
Kevin Carter
425-577-8918

kat leon <ibekat380@gmail.com>

Fri, Jan 31, 2025 at 1:45 PM

To: Kevin Carter <carterkev@gmail.com>

Awesome tk you so much we will go to them with the options.
Sent from my iPhone

> On Jan 31, 2025, at 8:02 AM, Kevin Carter <carterkev@gmail.com> wrote:

>

>

> Hi Kat - Happy to have the city use the Tavern space to meet while there is construction going on if that helps keep your shop in place. The property is still listed for sale (so no guarantees on how long it will be around), but happy to have them there month-to-month for \$550. Susan can help coordinate.

>

> - Kevin

>

> --

> Kevin Carter

> 425-577-8918

#3814

5:04

5G 55

Cancel Location during construction



Bcc:

From: conniejpeterson@gmail.com

Subject: Location during construction

As a resident and former shop owner I'm surprised at your letter regarding the construction at city hall. Has a contractor been hired and what is start date and completion? Were residents and businesses sent letter requesting a space needed? Did the Council meet to review this before the letter to evict 2 businesses was sent? A business needs to have consistency and longevity to establish a customer base. You are penalizing people who had nothing to do with the city hall fire. The City should want a great shop paying rent in a TOURIST town and benefits from sales taxes. How does evicting two businesses benefit Amador City?????

Connie and Roger Peterson
Amador City

P.S. We would consider having Joyce do her City Clerk job in our shop.
Sent from my iPhone

#4 of 14

As a proud resident of Amador County, I am appalled by the complete lack of foresight and leadership displayed by Amador City's mayor and City Manager. Their recent decision to evict a thriving local business- Wine Tree Farm, owned by Corinne Moore and Sunset Hill Designs owned by Kat Leon, so they can repurpose the space for city hall operations is not only shortsighted but outright destructive to the local economy.

This is the epitome of poor management and a blatant disregard for the interests of local businesses, residents, and the tourists who keep this town alive. Instead of fostering economic growth, the mayor and city administrator have chosen to force out a revenue-generating business that brings people to Amador City, generates sales tax, and supports other local businesses. All of this, so that city hall which is open a whopping four hours a week can have an office, despite multiple other available spaces in town that would cost the city the same or less.

Let's talk about transparency - or rather, the complete lack of it. Corinne Moore of Wine Tree Farm and Kat Leon of Sunset Hill Designs were never given notice that this was even a possibility. They've met with the mayor and city manager multiple times, yet no one thought to mention that they might be kicked to the curb? They found out the same way the rest of us did - through a posted letter on February 3rd. That's not just irresponsible; it's disrespectful and quite frankly cowardly in my humble opinion.

And let's not forget the financial impact. These businesses have poured over \$20,000 into their space, believing they had a future in this town. Now, with no available rental spaces in Amador City, they're being told to pack up and leave, effectively putting them out of business. The city isn't just displacing a business- it's destroying it.

This is not how you support local entrepreneurship. This is not how you strengthen a community. This is a blatant failure of leadership that prioritizes bureaucracy over small businesses and economic vitality. But are any of us even surprised? Amador City management has a history of not supporting local entrepreneurs. Hence the massive and constant turnover.

We will be fighting this. Corinne and Kat have requested to be heard at the City Council meeting on February 20th. I encourage everyone who cares about this community to attend, show support, and make their voices heard. If you can't be there in person, send a letter expressing your concerns. Let the mayor and city manager know that Amador City is not their personal playground to mismanage at will.

Sincerely,

Jennifer Cheney

Proud Resident of Amador County

#5814

From: Penny Meyer <pennymeyerca@yahoo.com>

Date: February 2, 2025 at 1:57:09 PM PST

To: ibekat@icloud.com

Subject: Eviction of Kats business

To the City Council and Mayor of Amador City:

As owners of one of the historic buildings in town and owners of a business that has been in town 35 years we would like to let you know how we feel about the proposal of taking back the "old firehouse" building for your council meetings etc while the "school house" is being renovated.

The fire house building was renovated a few years ago when the road and bridge were reinforced and the city went through months and months of upheaval getting it done. It was hard on the business then due to parking, road closure etc but the outcome to the downtown area was worth all the turmoil.

The city did a great job and the "firehouse building" is an important retail focal point and with the patio a wonderful gathering spot.

When Kat decided to open a business in the building, purchased a city license, purchased merchandise and invested lots of time and energy I'm sure she didn't think something like this would happen to her.

There must be another answer to this problem than to shut down one of the few businesses we have in town. Can't someone open their home or business for a meeting or two. Can't people work from home or a mobile office unit be rented like business do when they are building a building on a piece of property? Can't another space in town be rented which isn't right in the downtown business area. How about moving the firetruck for a while to someone's garage and using that area where it is stored?

Let's come up with some creative ideas.

Bud and Penny Meyer

Meyer's Antiques

15105060363

Pennymeyerca@yahoo.com

#6814

Date: February 10, 2025

To: Amador City Mayor and City Administrator

Cc: Kat Leon, Corinne Moore

Subject: Eviction from Fire House Store

Dear City Mayor and City Administrator,

I'm writing this letter to appeal to you as not only a resident of Amador County, but personally as a member of the Sutter Creek Professional Business Association. I do not have a business in Sutter Creek but for over 3 years have volunteered in the SCPBA as well as the at the Sutter Creek Visitor Center.

In the work I have done, I've seen many businesses unfortunately leave Amador County. At the Visitor Center, we had over 400 people come through in January asking questions and picking up information about the region. I always promote Amador City for it's small town charm and wonderful shops. The location of Sunset Hill Designs and Wine Tree Farm is a perfect spot for people to sit outside and enjoy a commanding view of Amador City's main street. The business and ambiance that Kat Leon and Corinne Moore have created welcome all who come to town and was designed with the gold country vibe that Amador City provides. Losing this shop will not only impact them, but also impact all the other businesses in Amador City who depend on tourism and provides unique gifts. From Dancing in the Streets to Lighting of the Christmas tree, Amador City has some great events that draw in tourists. The location of Sunset Hill Designs and Wine Tree Farm is a prime spot to enjoy it all.

As spring is almost upon us and tourism is ramping up, I ask that you please reconsider evicting them and forcing them to close. Allow Amador City to continue to bring in visitors, have a wonderful place for locals to shop and enjoy and make Amador City and Amador County a place that not only feels like it's still in the past, but promotes the future of our residents.

Sincerely

Mary Chambers

#7814

To: Amador City Mayor Sandy Staples, the City Administrator and members of the Amador City Council

Subject: Evicting Sunset Hill Design and Wine Tree Farm from The Fire House Store (Old City Hall)

We are concerned about this eviction and it is unfair and inconsiderate that Sunset Hill Design and Wine Tree Farm spent time and money to improve the Fire House Store (Old City Hall) space without transparency before the eviction letter. These improvement efforts made the two businesses functional and attractive in that space. The improvement efforts done by Kat Leon and Corinne Moore exemplify their dedication to quality and the vitality for a business in Amador City. These two businesses also attract visitors and locals to the unique vibe of Amador City's shops.

The fire that took place at the Old Grammar School where the Administrative office of Amador City was housed happened two years ago. It seems nothing was done to plan ahead for temporary space during the duration of the construction and restoration of the Old Grammar School building. Construction begins April 2025.

How can you state in the letter explaining the future eviction that you hope Amador City retains its small town values and is caring and empathetic? It appears that no transparency was given when Sunset Hill Design and Wine Tree Farm met with the city a few times since opening their store and they complied and met the requirements that the city imposed, regarding, for example the use of a portion of the outside patio in the front of the Fire House Store (Old City Hall).

It seems the city will also lose money from the monthly rent and the sales tax revenues that are paid to the city by the businesses in the Fire House Store (Old City Hall). Does the Amador City Administration want to delete two viable businesses that help to attract tourists and locals that support our town?

Every business in Amador City is critical and essential and collectively they act as a drawing card to our town!!

Sincerely,
Nancy and Kim Roberts (Amador City Residents)

Nancy and Kim Roberts

#8814

February 9, 2025

To Whom It May Concern:

This letter is regarding the recent request from the Amador City Council asking Wine Tree Farm and Sunset Hill Design to vacate the premises they currently occupy located on Main Street in Amador City. As someone who has not only worked at various locations in Amador City for the past four years and is now also a business owner in Amador City, this feels like a decision that will negatively impact our community.

I have heard many times from customers over the years that there are a lot of businesses closed and a lack of places to explore when there are vacancies. When there are places for people to visit, shop, drink wine, eat, etc. – they spend the time and money in Amador City which benefits every business that currently exists.

To ask not one but two businesses to vacate without exploring other options for where City Hall can temporarily reside during the upcoming remodel feels rash and unfair not only to their businesses that are just starting to recoup their start-up costs but also feels like an unnecessary request when other citizens of town have already offered several solutions for having a space that would work for City Hall without upending the businesses that help bring business to our small city.

Also, City Hall has known a relocation would be happening once the remodel took place and didn't bother to share that they might want to relocate back to a spot where they decided to rent to tenants. Even if it was a month-to-month contract, the tenants' may have thought twice about committing to this place for their businesses in if they knew they'd have to walk away in less than a year.

My request as a business owner is that all other options would be explored for all parties involved. Business breeds business and City Hall occupying a prime retail spot for limited hours a week will not help bring more business to our community.

Best,

Gabby McGraw
Ignite Joy Co

With joy,

Gabby McGraw
(916) 606-7330
www.ignitejoyco.com

#9814

Dear City Council members

Corrine & Kat have worked hard (time & money) to contribute to Amador City efforts to make our city a viable commercial success and to meet the goals of yours (City Council).

Please show some compassion and sensibility and allow them to continue their successful business.

Surely there is an alternative to closing this funds of the city's business.

Sincerely

Dan Schütz
Bellflower
garden store
2/9/24

#10814

Monday February 10,2025

Attention: City Council of Amador City, California

RE: Eviction of business located on city property

There are MANY reason for Corrine/Kat to continue as businesswomen in our charming community.

List of reasons to be in SUPPORT of this business:

- * Add a much needed representation of charm
- * Bring customers/tourists to the city
- * Customers have expressed their pleasure to add shopping in Amador City
- * Corrine and Kat represent and support this fine community
- * We need more businesses to bring people TO the city

Reasons NOT to evict current tenants:

- City council needs to SUPPORT business, not defeat it
- Loss of rent for the city that is already in need of funds
- Amount of hours needed for city council to operate does NOT justify the time a renter uses the facility
- Many other options have been recommended for city council to coduct their business

We have been in business in Amador City for 25 years and have always seen city council operate in a positive way SUPPORTING THE MERCHANTS.....UNTIL NOW!

A good city council works FOR for a business not AGAINST it!

Do THE RIGHT THING.....Take care of your wonderful city and the merchants who really make it all possible!



Patti Schutz

Businessowner Bellflower Home and Garden

#11814

Subject: Eviction Notice
From: William May <billshrc@gmail.com>
Date: 2/10/2025, 7:35 AM
To: Wine Tree Farm <corinne@winetreefarm.com>

Corinne and Kat

don't know who Sandy is , but if I were you I would question the legality of the notice .
Eviction will clearly negatively impact you financially and there does not appear to be a logical reason to do so . I Have
been in the Wine Shop and do not see enough room to hold a City Council Meeting .

This appears to be a power play by the Mayor for no other reason than because he/she can .Your operations are
supportive of the community and I personally know that you contribute to organization fundraiser events .
You might want to find an attorney to file a pro bono lawsuit on your behalf if the issue can not be amicably resolved .
Bill May
Wine Club Member

#12-9-14

Date: February 2, 2025
To: Amador City Council
From: Penny Smith
Plymouth, CA
209-418-4965

I am writing to the Amador City Council regarding the renovation of Amador City Hall. I love Amador City and all the wonderful stores. This past year, I was able to find everything I was looking for Christmas presents in Amador City Stores. It is fun shopping and visiting with the shop owners. I have heard that the plan to temporarily place the city hall staff during the renovation is to use the store, now being rented by Kat Leon and Corinne Moore. Their store brings such a unique shopping experience that I feel it would be beneficial to continue their presence in the city. Their store has been a great draw to the city, providing revenue for all the stores and to Amador City. Please reconsider evicting them and use other alternative space now available.

Sincerely
Penny Smith

#13 of 14

Wed, Feb 5, 2025 at 9:54 AM

Koney Austinn <koneyaustinn@gmail.com>

To: sandy.staples@amador-city.com, Dave Groth <david.groth@amador-city.com>

Cc: ibekat380@gmail.com

After reading the email from the mayor, I am extremely disappointed in the city council and leadership not to have the forethought to see the situation of the moving of city hall before renting out the old city hall space, especially to a retail business.

It is difficult enough to do ANY business in this town and especially in this economic environment, without this resent news.

You have made a mistake with your decision. Your thoughtlessness for the businesses here has shown your lack of knowledge, forethought, and has certainly created a loss of trust in your decision-making now and in the future.

My disappointment in the city leaders is deep and disappointing.

Sadly,

Koney Austinn

#14914

10D

CITY COUNCIL COMMITTEES

External Committees

Amador Regional Sanitation Agency (2nd T 2:30; nearing dissolution)
 Amador Air District (3rd T 1:30)
 Amador County Recreation Agency (2nd T 1:00 at BOS)
 Amador County Transportation Commission/ATA (1st Th 9:00)
 ACTC/TAC (3rd W, 1:00); ACTC/RTMF (as sched.).....
 Local Area Formation Commission. (3rd Th 5:30)
 Fire Safe Council (3rd W, 3:00-5:00)
 Homeless Task Force (4th Th 4:30)
 Bicycle Path Advisory Committee
 Local Hazard Mitigation Planning (4 mtgs, sunset 12/2025).

City Specific Committees

SC Fire Protection District (alt months, 3rd T, 6:30)
 Sewer Committee
 Liasons, Historical City Property Committees
 Oversight Committee, Historical City Properties (sunset 12/2025)
 Oversight Committee, Measure K (sunset 12/2035)

ADMINISTRATIVE BODY

Design Review
 Maintenance
 Permits/City Properties Management
 CA Intergovernmental Risk Authority

2025 Assignments

Bruce Sherrill
 Bruce Sherrill
*Sandy Staples ***
 Sandy Staples, alt. Susan Bragstad
 Sandy Staples, alt. Susan Bragstad
 Sandy Staples, alt. Bruce Sherrill
 Nikko Ambroselli
 **
 Susan Bragstad
 Sandy Staples & Dave Groth

Dave Groth
 Susan Bragstad & Bruce Sherrill
 Cemetery, ----- ; Museum, Bruce Sherrill
*Nikko Ambroselli & tbd***
*tbd***

Susan Bragstad & Sandy Staples
 Dave Groth
 Dave Groth
 Dave Groth

** awaiting appointment to open council member seat