



**CITY COUNCIL OF AMADOR CITY
DRAFT, REGULAR MEETING AGENDA
TUESDAY, 13 JANUARY 2026
6:00 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 are 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.

CALL TO ORDER

FLAG SALUTE/PLEDGE OF ALLEGIANCE

ROLL CALL/ESTABLISH A QUORUM

Council Members Ambroselli, Bragstad, Sherrill, Unguez, Staples

SEATING OF CITY COUNCIL

Nomination and Election of Officers

PUBLIC COMMENT

Public comment at this time is limited to item(s) on the closed session agenda. Please limit comments to five minutes or less.

APPROVAL OF CITY COUNCIL REGULAR MEETING AGENDA 13 January 2026

ORDINANCES AND PUBLIC HEARINGS

PUBLIC COMMENT

Under provisions of the California Government Code, citizens wishing to address the Council for any matter not on the agenda may do so at this time. Please limit comments to five minutes or less.

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.

1. Regular Meeting Minutes of 18 December 2025
2. Financial Reports
 - financial statement for December 2025
 - City Accounts, City Treasurer

REGULAR AGENDA ITEMS:

3. **Amador City Firehouse:** *Chief Dominic Moreno, Sutter Creek Fire Protection District*
Continued discussion and possible action, by council motion and vote, to approve amending the 2025-2026 budget with a transfer of \$8,774.55 from savings to Firehouse, Fund/Class 12, to bring that total to \$15,000.00 as the commitment from Amador City to the establishment of a fire station on the property at the northeast corner of Water Street and E. School Street.
Attachments: Amador City Station Packet
4. **Zoning, Amador City**
Discussion and possible action, by council motion and vote, to establish an Advisory/Ad hoc Zoning Committee with the following purpose/scope, and time-frame:
 - Advise City Council and Amador City residents regarding redesignation of one parcel in Amador City currently zoned commercial (C) to commercial (C)/50% residential (R)
 - Draft notification letters/documents for property owners and the general community regarding a Special City Council Meeting/Informational Meeting in late February regarding redesignation.
 - 4 month time-frameAttachment: Map of Amador City (potential properties for redesignation are outlined)
Brown Act Compliance Manual, pages 6 and 7, *District Bodies and Groups Covered and Not Covered by the Brown Act*
5. **Traffic Mitigation/Pedestrian Safety**
Discussion and possible action, by council motion and vote, to establish an Advisory/Ad hoc Traffic Mitigation/Safety Committee with the following purpose/scope and time-frame:
 - Advise City Council and the Amador City community regarding the possibility of establishing stop sign controls at two "T-shaped" intersections (potentially one at O'Neill Alley/Old Hwy 49 and one at Lone Valley Road/Old Hwy 49) as traffic mitigation measures to enhance pedestrian, cyclist, and driver safety.
 - Consider needed features, such as signage/road stencil/pedestrian crossing markings/etc., and costs for discussion and possible action at a future City Council Meeting.
 - 4-month time-frameAttachment: Brown Act Compliance Manual, pages 6 and 7, *District Bodies and Groups Covered and Not Covered by the Brown Act*
6. **Committee Assignments for 2026**
Discussion only.
Attachment: Draft, Committee Assignments
7. **Basketball Hoop for Schoolhouse Park**
Discussion only, regarding ordering a basketball hoop system for the Grammar School Park.
Attachments: links to examples
<https://omahasportsandgames.com/products/bison-finished-aluminum-fan-playground-basketball-system?variant=51968558465329>
<https://www.americansupersports.com/first-team-ruffneck-max-basketball-hoop-54-inch-aluminum.html>

REPORTS *This section provides an opportunity for a brief verbal status updates on committee meetings and activities of Councilmembers and staff. No action will be taken.*

COUNCILMEMBER REPORTS

Councilmember Ambroselli
Councilmember Bragstad
Councilmember Sherrill
Councilmember Unguez
Councilmember Staples

CITY ATTORNEY REPORT

STAFF REPORTS

FUTURE AGENDA ITEMS

ADJOURNMENT

*The next scheduled Regular City Council meeting is Tuesday, 10 February 2026, at 6:00 PM
at Old City Hall/Firehouse at 14203 Main Street/Old Hwy 49*

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MINUTES OF THE REGULAR MEETING OF THE AMADOR CITY COUNCIL

THURSDAY, DECEMBER 18, 2025

Meeting called to order at 7:00 p.m.

Flag Salute/Pledge of Allegiance

Roll Call – Ambroselli, Bragstad, Sherrill, Staples, Unguez present

Approval of Agenda – Item 7 was added to the agenda with speaker being Fire Chief Dominic Moreno – Motion by Unguez, 2nd by Sherrill to approve agenda with addition of Item 7, approved unanimously.

Public Comments – Steve Testa expressed his appreciation on behalf of the Amador County Geological Society for the use of the City Hall. He stated that the goal of the Society is to achieve membership of 60 members. The next meeting is scheduled for January 20, 2026, and the speaker will be from SMUT.

ORDINANCES AND PUBLIC HEARINGS

1. Ordinance 188 – Motion to waive 2nd reading – Motion to waive 2nd reading made by Unguez, 2nd by Bragstad. Approved unanimously.
Motion to adopt Ordinance 188 – Unguez made motion to adopt, 2nd by Bragstad, motion to adopt Ordinance 188 approved unanimously

CONSENT CALENDAR ITEM

2. Minutes of November 20, 2025, Council Meeting – Motion to approve by Unguez, 2nd by Sherrill, approved unanimously.
3. Financial Report – El Dorado - \$312,442.90, Bank of Marin - \$402,232.11-Public; \$229,044.64-Jumbo, Columbia Bank – \$14,833.35 – Motion to approve Financial Report by Unguez, 2nd by Bragstad, approved unanimously

REGULAR AGENDA ITEMS

4. Zoning – Redesignate one parcel in Amador City as commercial (C). Attorney suggested we ask to be exempted. To start direction, which property must be determined. City is not giving direction yet. Letter to property owner regarding change of designation will be sent.

5. Law Enforcement Services – Discussion only. Exploratory discussion regarding shared police services with Sutter Creek.
6. Correction: Resolution 641 to 642 changing time and date to 2nd Tuesday at 6:00 p.m. commencing January 13, 2026. Unguez moved to approve, 2nd by Sherrill, approved unanimously.
7. Fire Chief Moreno Report - Lot on Water Street designated for use by Fire Department. Current owners will claim ownership if substantial progress is not made by summer of 2026. Fire Station to be single bay 20 x 30 foot building, with solar panel, and propane tank. Jim Swift will donate old galvanized metal sheets to cover building. No financing to be involved. Amador City and Sutter Creek Fire Protection District will share cost on a fifty-fifty basis. Building will be 600 sq.ft. Events may take place in it. Water will come later. No PG&E hookup. Battery/solar only. Budget to be amended to show \$7,100 for building, \$2,000 for engineering. This will be an action item for January 2026 Council Meeting.

COUNCIL MEMBER REPORTS

Ambrosell – nothing

Unguez – nothing;

Sherrill – Culbert Park 4 trees can't be taken down. Bid received in amount of \$4,800 to take down 8 trees and haul away.

Staples – Measure K approved, go to Cal Trans first. \$200,000 for environmental work.

Mayor Staples stated she is willing to be Mayor in 2026. Ambroselli will be Vice Mayor.

Staff Reports – Nothing

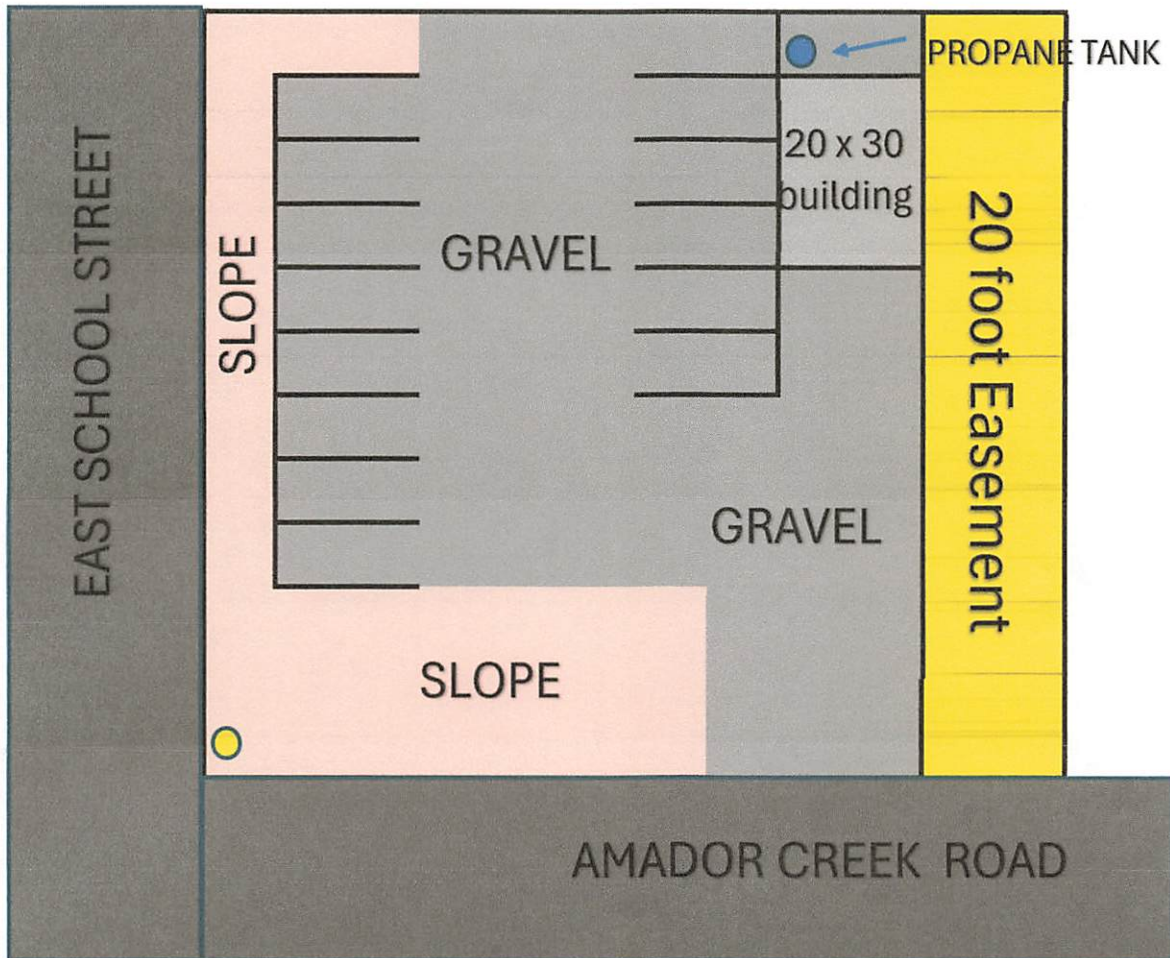
REQUEST FOR FUTURE AGENDA ITEMS – Committee assignments, up date application for tenants in School House, law enforcement, fire house issues, traffic control

Meeting adjourned at 8:30 p.m.

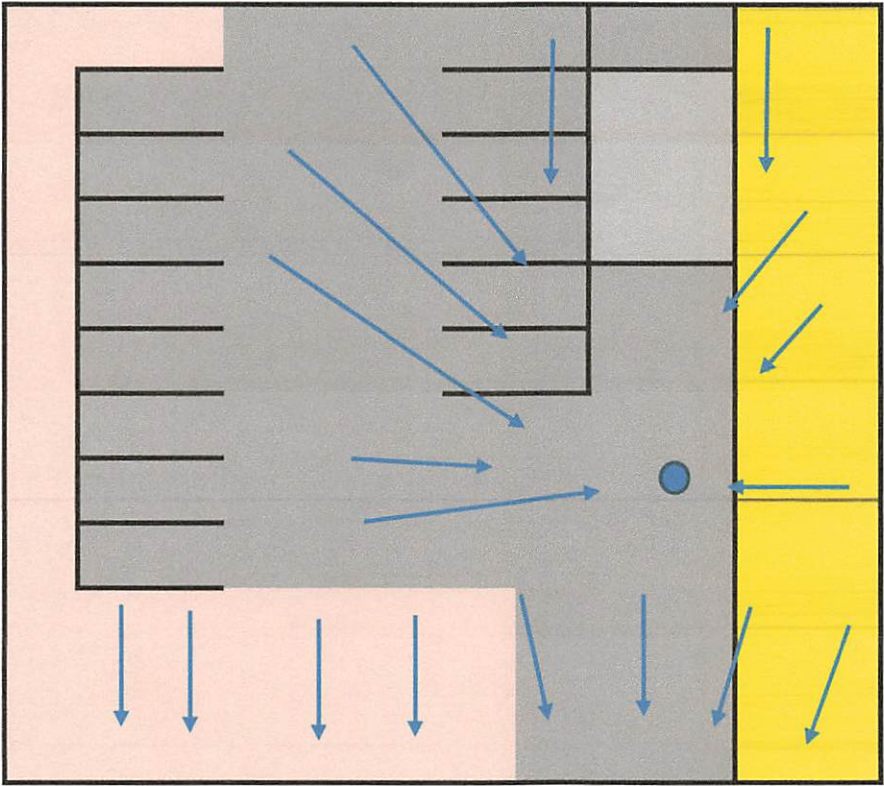
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3

AC STATION PLOT PLAN



AC Staion Drainage Plan





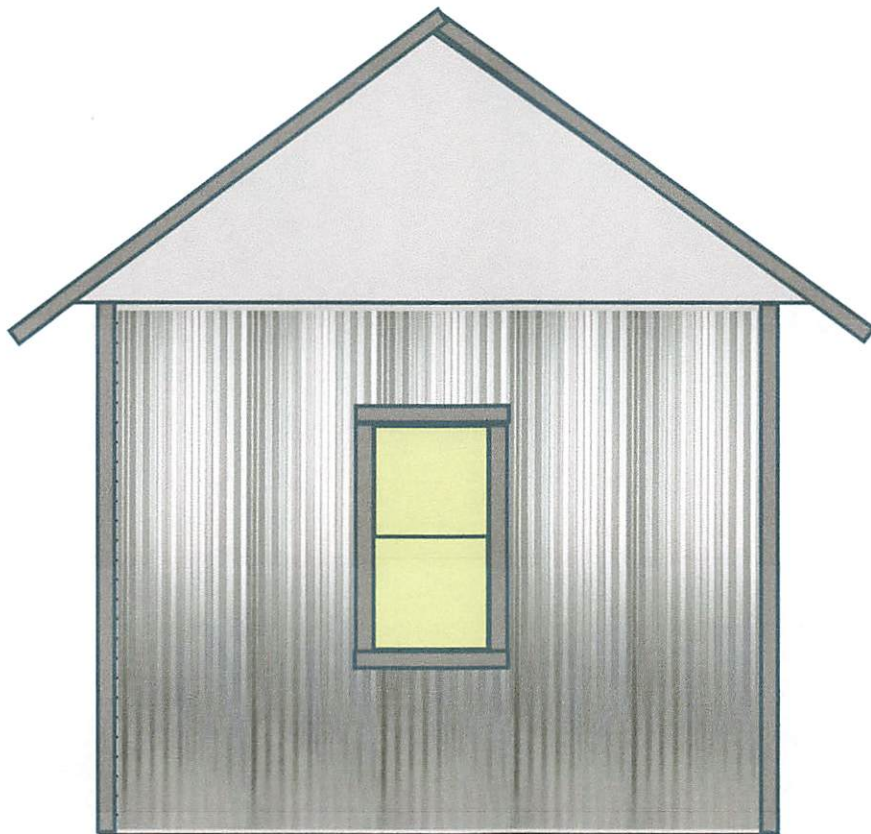
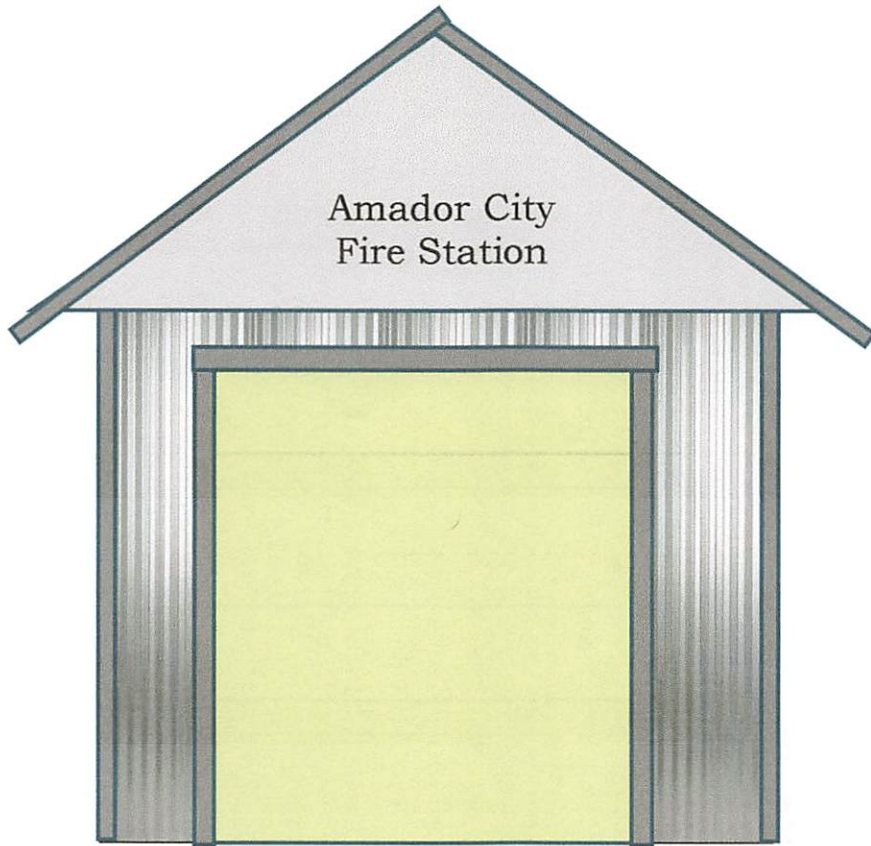
Home / Building Kits / Garage or Building / Frame Only - Summit Garage (2x3) - 18'W x 30'L x 12'H

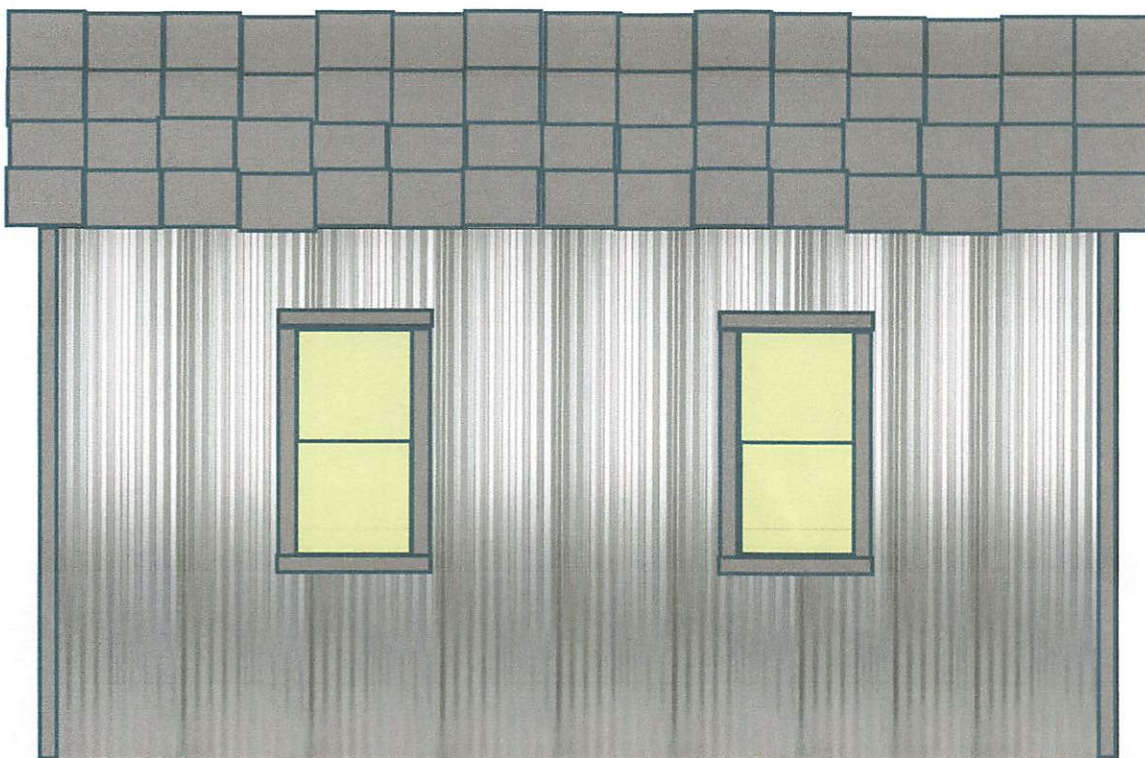
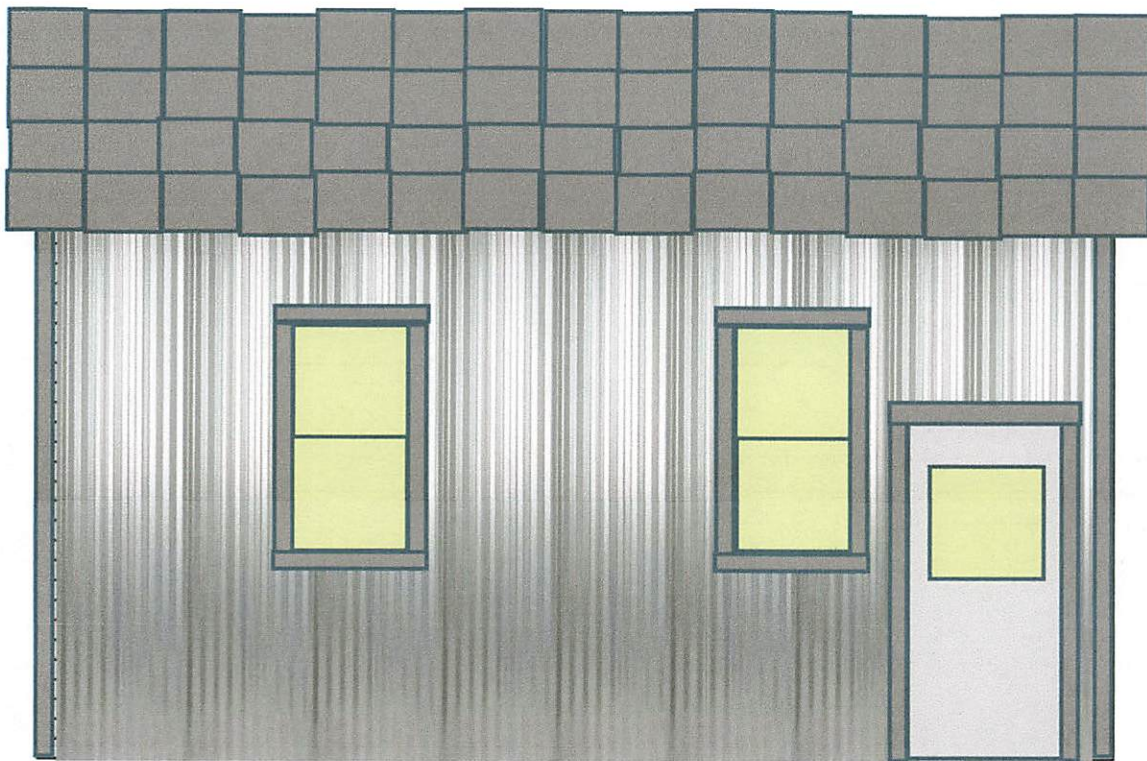


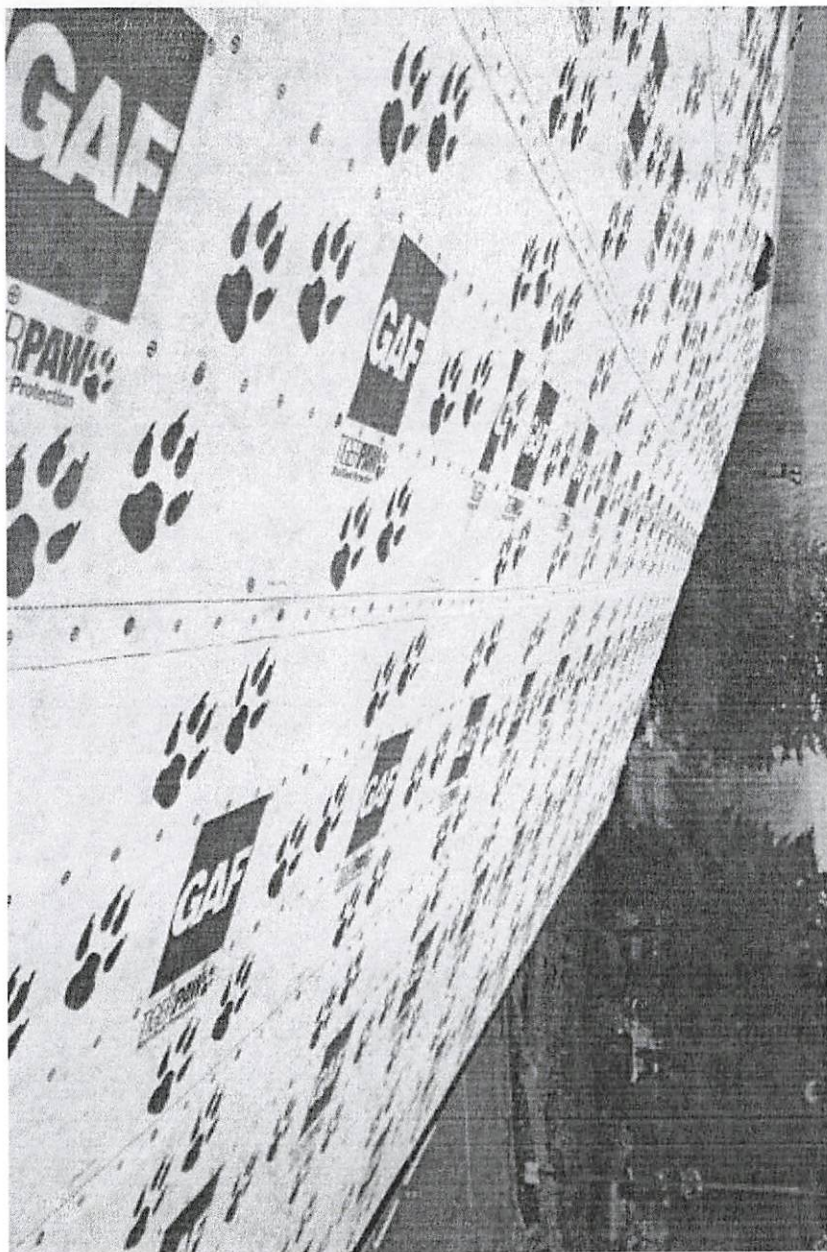
FRAME SHIPS IN
10 BUSINESS DAYS



10 BUSINESS DAYS







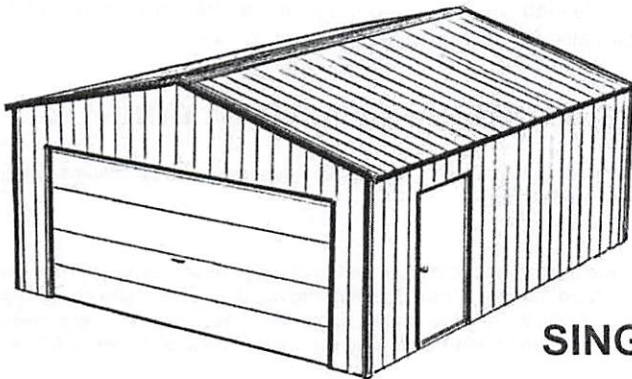
Approximate material cost for a 21x 30 x 12 metal building with hardi board exterior and galvanized metal roof

	Qty		
Concrete	13	\$180.00	\$2,340.00
Concrete extras	1	\$1,200.00	\$1,200.00
Garage Door	1	\$4,000.00	\$4,000.00
Solar system	1	\$2,500.00	\$2,500.00
Propane heater	1	\$1,500.00	\$1,500.00
Building exterior	1	\$8,000.00	\$8,000.00
Building Sh 20x30x12	1	\$6,000.00	\$6,000.00
Paint	1	\$1,500.00	\$1,500.00
Ground woi Gravel	1	\$2,000.00	\$2,000.00
Gate	1	\$800.00	\$800.00
			\$0.00
			\$0.00
			\$29,840.00

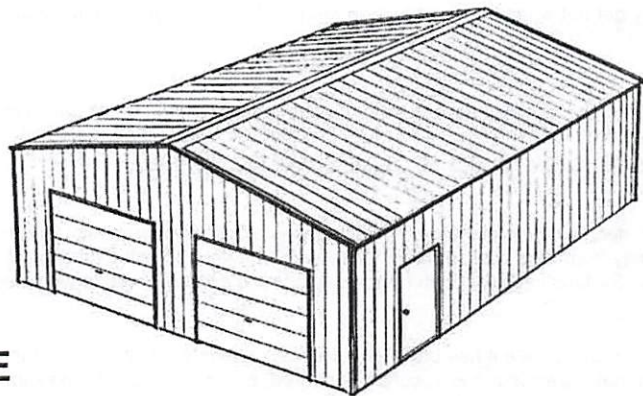


UNIVERSAL ASSEMBLY INSTRUCTIONS FOR DESIGN YOUR OWN VERSATUBE GARAGE BUILDINGS

PLEASE VISIT - <https://youtu.be/xy2Tip-fnDA>
FOR VIDEO TUTORIAL OF A SUMMIT BUILDING ASSEMBLY



SINGLE DOOR GARAGE

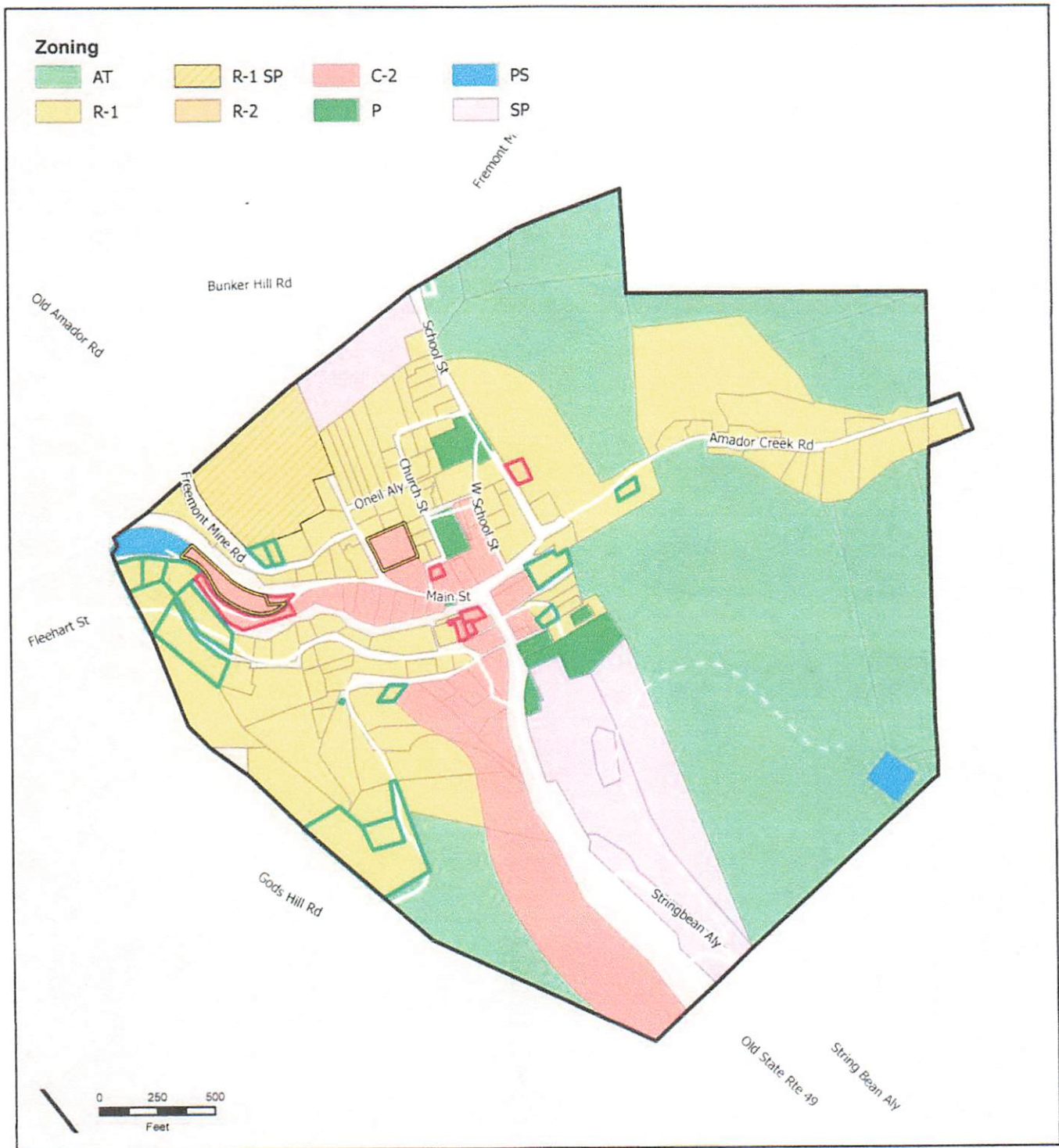


DOUBLE DOOR GARAGE

Our unique assembly process quickly transforms the individual pieces into a finished structure that will give you years of service. Great care has been taken to ensure complete satisfaction with your purchase. In the unlikely event that there are any missing or damaged parts or if you simply need technical assistance, please call our Toll Free Hot-line at 1-800-900-7222 and your questions will be addressed promptly. Thank you for choosing the VersaTube Building System.

**PLEASE SEE E-MAILED CARE PACKAGE FOR STRUCTURAL DRAWINGS,
HAT CHANNEL SPACING, BUILDING MATERIAL LISTS (BOM), AND SHEET
METAL TAKE-OFF FOR YOUR SPECIFIC BUILDING DETAILS BEFORE**

4



Legend

City Boundary

Vacant Sites

Above Moderate

Moderate

Very Low/Low

AMADOR COUNTYWIDE HOUSING ELEMENT

Figure AC-1. Amador City Inventory of Sites Zoning Map



**California Special
Districts Association**

Districts Stronger Together

Brown Act Compliance Manual

for Special Districts



District Bodies and Groups Covered and Not Covered by the Brown Act

The Brown Act only applies to a district “legislative body” as defined in Section 54952. Therefore, understanding the scope of that term is the critical first step in determining whether the Brown Act applies to a particular district body or group.

What bodies are considered a “legislative body” subject to the Brown Act?

1. **The Governing body** of a district (i.e., the board of directors) is considered a “legislative body” subject to the Brown Act.⁶

Note: The Brown Act also applies to persons elected to serve on a legislative body covered by the Brown Act but who have not yet assumed the duties of office.⁷

2. **Standing committees** of a legislative body, regardless of their composition (i.e., including less than a quorum of the legislative body), that have either (a) continuing subject matter jurisdiction or (b) a meeting schedule fixed by formal action of a legislative body are subject to the Brown Act.⁸

3. **Appointed bodies**, whether permanent or temporary, decision-making or advisory, created by a formal act of the governing body are subject to the Brown Act.⁹ The “formal act” required to create a Brown Act legislative body includes any official action and is not necessarily limited to formation by a formal vote or adoption of a resolution.¹⁰

4. **Joint Powers Authority** legislative bodies of a legally separate entity established by districts under the Joint Exercise of Powers Act must comply with the Brown Act.¹¹



5. **Private organizations.** The board or other governing body of a private organization, such as a nonprofit corporation, is subject to the Brown Act, if: (a) a district legislative body created or was involved in bringing the organization into existence to exercise lawfully delegated authority, or (b) if both of the following requirements are met: (i) the organization receives funds from the district and (ii) a member has been appointed as a full voting member of such board by the district's legislative body.^{12, 13}

What district bodies or groups are not considered a "legislative body" subject to the Brown Act?

1. **A temporary advisory committee** (often referred to as an **ad hoc committee**) composed solely of less than a quorum of the legislative body that is created for a single or limited purpose (e.g., a recruitment committee for a vacant position or a committee to investigate a particular incident or issue) that will dissolve once its task is completed is not subject to the Brown Act.
2. **Groups advisory to a single member of a legislative body** created by the informal action of the particular member to advise the member are not covered by the Brown Act.¹⁴
3. **A group appointed by district staff** (e.g., a committee to assist with a district social or community event) is not subject to the Brown Act.



Compliance Tip

Forming a true ad hoc advisory committee that is composed solely of less than a quorum of the legislative body and that is not subject to the Brown Act requires careful consideration of these restrictions.

5

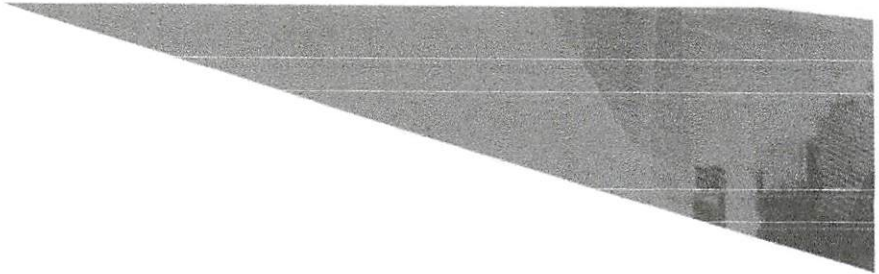


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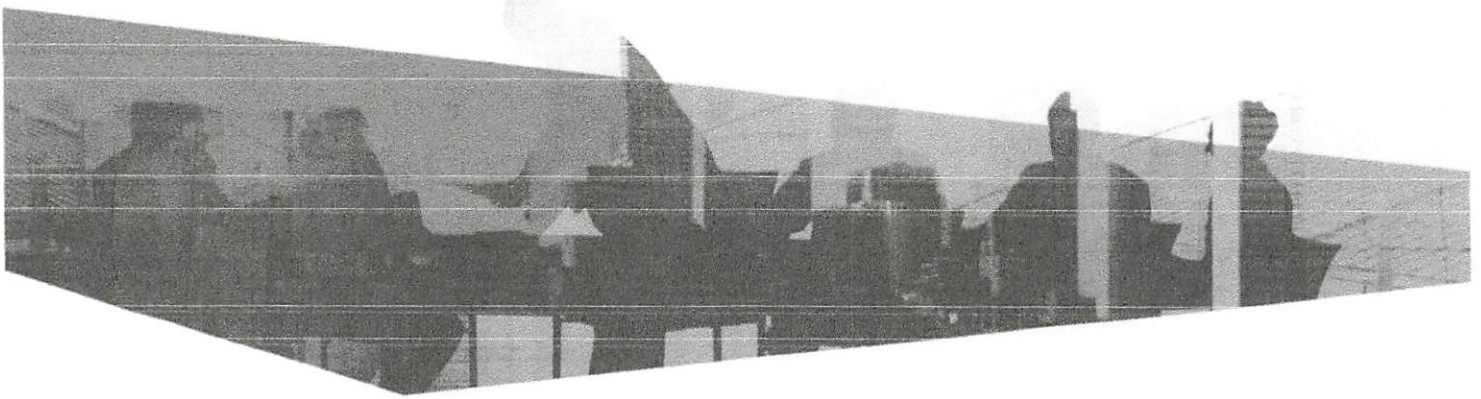
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CITY COUNCIL COMMITTEES/RESPONSIBILITIESExternal Committees*Amador Regional Sanitation Agency (2nd T 2:30; nearing dissolution).*

Amador Air District (3rd T 1:30)

Amador County Transportation Commission/ATA (1st Th 9:00)

ACTC/TAC (3rd W, 1:00); ACTC/RTMF (as sched.).....

Fire Safe Council (3rd W, 3:00-5:00)

Homeless Task Force (4th Th 3:30)

Bicycle Path Advisory Committee

Housing Element/LEAP Grant

Sutter Creek Fire Protection District

City Specific Committees

Design Review Committee

Oversight Committee, Historical City Properties (sunset 12/2025)

Oversight Committee, Measure K (sunset 12/2035)

Ad hoc/Advisory City Property Rentals (sunset March 2026)

Ad hoc/Advisory Zoning Committee (sunset May 2026)

Ad hoc/Advisory Traffic Mitigation Committee (sunset May 2026)

Administrative Responsibilities

CIRA: insurance/risk management

Oversee city property. (buildings, parks, pocket parks).

Liaise re remediation of Old Grammar School.

Support to staff/day-to-day operations of City Hall as needed

Prep agendas, packets and staff reports

Finance/Budgets

Grants/fulfilling grant applications for identified projects.

Contracts.

2026 Assignments*Bruce Sherrill**Sandy Staples**Sandy Staples, alt. Susan Bragstad**Sandy Staples, alt. Susan Bragstad**Nikko Ambroselli & Bruce Sherrill**Sandy Staples**Susan Bragstad**Sandy Staples & Melanie Unguez**Nikko Ambroselli**Susan Bragstad & Sandy Staples**Melanie Unquez & Nikko Ambroselli**Sandy Staples & Nikko Ambroselli**Bruce Sherrill & Susan Bragstad**Sandy Staples & Melanie Unguez**Bruce Sherrill & Susan Bragstad**Sandy Staples & Susan Bragstad**Mayor & Vice-Mayor**Mayor & Vice-Mayor**Mayor & Vice-Mayor**outside contractor**Mayor*