



CITY COUNCIL OF AMADOR CITY
DRAFT, REGULAR MEETING AGENDA
TUESDAY, 8 SEPTEMBER 2026
6:00 PM

Join us in the
COMMUNITY HALL
at the OLD SCHOOLHOUSE
14531 EAST SCHOOL STREET

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 city.clerk@amador-city.com before 11:00 AM on the day of the meeting. Emailed public comments will be read during public comment 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.

NOTE: Ramp access to the Community Hall is available by driving down the gravel driveway on the North side of the Schoolhouse and parking at the pickleball court.

CALL TO ORDER

FLAG SALUTE/PLEDGE OF ALLEGIANCE

ROLL CALL/ESTABLISH A QUORUM

Council Members Ambroselli, Bragstad, Sherrill, Testa, Staples

PUBLIC HEARING

Susan Peters, AICP, Environmental & Land Use Planning

Second Reading of Ordinance No.191 "An Ordinance of the City Council of Amador City Changing the Zoning for Assessor's Parcel Number 008-287-007-000 from Residential Single-Family (R-1) to Public & Quasi-Public Space (PS)"

- 1A. Public Hearing Regarding Ordinance 191
- 1B. Discussion and possible action by motion and vote of City Council to approve Ordinance 191. If passed, Ordinance 191 will take effect after 30 days.
- 1C. Discussion and possible action by council motion and vote to approve Resolution 653, A Resolution of the City Council of Amador City Adopting a General Plan Amendment for Vacant Property on East School Street APN 008-287-007-000 Amending the Land Use Designation of the Subject Property from Residential Single-Family to Public and Quasi-Public Space

Attachments: Planning Staff Report, Susan M. Peters, AICP, Environmental & Land Use Planning
Ordinance 191
Resolution 653

PUBLIC COMMENT

Under provisions of the California Government Code, citizens wishing to address the Council for any matter not on the agenda and within the jurisdiction of Amador City may do so at this time. Please address City Council from the podium. Public comments are limited to five minutes or less.

APPROVAL OF CITY COUNCIL REGULAR MEETING AGENDA 8 SEPTEMBER 2026

CONSENT CALENDAR ITEMS

All matters listed under the Consent Calendar are to be considered routine by the City Council and may be enacted by one motion in the form listed. Any item may be removed for separate discussion and possible action and made part of the regular agenda at the request of a councilmember(s).

2. Regular Meeting Minutes of 11 August 2026
3. Financial Reports

REGULAR AGENDA ITEMS:

4. **Vacant Elected City Treasurer Position:**
Discussion and possible action by council motion and vote regarding the appointment of an applicant to the vacant elected city treasurer position for the remainder of the unexpired term (through December 2028).
5. **Project Completion: Amador City Hall Fire Remediation Project**
(a.k.a. "The Restoration of the Old Schoolhouse")
Discussion, celebration, and possible action, by motion and vote, to approve Resolution 655, A Resolution of the City Council of Amador City Accepting the Completion of the Amador City Hall Fire Remediation Project and Filing Notice of Completion and Authorizing Recordation Therefore.

Attachments: Council Meeting Memo, Frank Whitmore, City Engineer
Resolution No. 655
Notice Of Completion
Proposed Final Payment
6. **Amador Whitney Museum and City Partnership**
Bob Pinoti, Board Member, Amador Whitney Museum
Discussion regarding the proposed layout of historic Amador City photos, on loan from AWM and Old City Hall, in the Community Hall.
Recommendation: Direction from City Council to proceed.
7. **Readying Community Hall Ad Hoc Committee**
Report on steps to ready the Community Center as approved by City Council, 11 Aug.
Discussion and possible action, by motion and vote, to approve the Community Hall Rental Packet.

Attachments: Community Hall Rental Packet
8. **Proposed: Amador City Library at the Old Schoolhouse** *Council Member Ambroselli*
Discussion regarding the potential use of the unfinished second-story conference room of the restored Old Schoolhouse as a public library and community reading room.
Recommendation: Direction from City Council regarding preliminary feasibility, accessibility, cost, and potential partnership opportunities with the Amador County Library system.
9. **Pocket Park** *Council Member Sherrill*
Discussion and possible action, by motion and vote, regarding repair of the wooden deck at the Pocket Park between Amador Whitney Museum and the Old Tavern.

10. **Basic police service/law enforcement for Amador City:** *Council Member Ambroselli*
Discussion and possible action, by motion and vote, to seek pre-emptive review of contract for future basic police services for Amador City by outside legal counsel.
11. **City Employee: Municipal Maintenance Worker**
Amador City has a Municipal Maintenance Worker, a nonexempt employee, and must follow Fair Labor Standards Act by establishing hourly wages for the position, work hours and a job description.
Recommendations: 1. That City Council approve the job description and work hours for the position of municipal maintenance worker
 2. That City Council approve Resolution 656 describing the position of municipal maintenance worker as nonexempt, establishing the hourly wage and work hours.

Attachments: Memo: Nonexempt Employees
 Job Description, Municipal Maintenance Worker
 Resolution 656
12. **City Officer: Elected City Treasurer**
Discussion and possible action, by motion and vote, to approve Resolution 657, establishing monthly compensation versus a salary for the position of elected city treasurer thereby aligning with California Government Code.

Attachments: Memo: City Officer
 Resolution 657
13. **Digital Services and Records Modernization Project** *Council Member Ambroselli*
Discussion only regarding preliminary planning for modernization of the City's website, digital publishing tools, and records systems. The project may include improved staff publishing workflows, enhanced access to ordinances and municipal records, and future digitization and searchable transcription of historical City documents.

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

COUNCILMEMBER REPORTS

Councilmember Ambroselli
Councilmember Bragstad
Councilmember Sherrill
Councilmember Testa
Councilmember Staples

CITY ATTORNEY REPORT

STAFF REPORTS

FUTURE AGENDA ITEMS

ADJOURNMENT

*The next scheduled Regular City Council meeting is Tuesday, 11 October 2026, at 6:00 PM
in the Community Hall at the Old Schoolhouse, 14531 East School Street*

Agenda Item 1

AMADOR CITY
Planning Staff Report

Date: September 8, 2026

Application Type: Rezone & General Plan Amendment from Residential Single Family to Public & Quasi-Public Space

Proposed Project: Fire Station

Applicant: Sutter Creek Fire Protection District

Location: Northeast Corner of Water Street and East School Street (APN 008-287-007-000)

Action:

It is recommended that the City Council conduct a public hearing, wave the second reading and adopt Ordinance 191 and Resolution 2026-xx to rezone and redesignate the northeast corner of Water Street and East School Street (APN 008-287-007-000) from Residential Single Family to Public & Quasi-Public Space.

Project Description:

The City Council has been coordinating with the Sutter Creek Fire Protection District for the development of a fire station on the northeast corner of Water Street and East School Street which requires a General Plan Amendment and rezoning the property from Residential Single-Family (R-1) to Public and Quasi-Public Space (PS).

A public workshop was held at the August 11, 2026 Council meeting to review the potential changes to the Zoning Map and General Plan Land Use Designation Map. No changes were made to the proposed Ordinance or Resolution.

Environmental Review:

While General Plan Amendments and rezones are typically subject to the California Environmental Quality Act (CEQA), projects which have no possibility of causing an environmental impact can be categorically exempted from CEQA review in accordance with Section 15061(b)(3) of CEQA. The proposed General Plan Amendment and rezone does not increase the intensity of the uses currently allowed by the existing designation and zone. Additionally, the site has already been disturbed by prior development of the site.

Findings:

Should the City Council choose to approve of the requested rezone and general plan amendment the following findings should be made:

1. The zoning amendment ensures and maintains internal consistency with all of the goals, policies, and actions of all elements of the General Plan because the zoning amendment is consistent with the intensity of surrounding land uses;
2. The zoning amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because of the compatibility of the surrounding existing land uses; and
3. The zoning amendment will not have a significant adverse effect upon the environment.

Ordinance No. 191

An Ordinance of the City Council of Amador City Changing the Zoning for Assessor's Parcel Number 008-287-007-000 from Residential Single-Family (R-1) to Public & Quasi-Public Space (PS)

WHEREAS, the City Council has been coordinating with the Sutter Creek Fire Protection District for the development of a fire station on the northeast corner of Water Street and East School Street which requires rezoning the property from Residential Single-Family (R-1) to Public and Quasi-Public Space (PS); and

WHEREAS, on August 11, 2026 and September 8, 2026, the City Council conducted a duly noticed public hearing ("Hearing") at which all persons wishing to testify in connection with the change zoning were heard and the change was comprehensively reviewed; and

WHEREAS, at the conclusion of the hearing, the City Council instructed staff to file a categorical exemption for the change in zoning.

NOW THEREFORE, the City Council of Amador City does hereby ordain as follows:

SECTION 1. The real property described as Assessor's Parcel Number 008-287-007-000 located at the northeast corner of Water Street and East School Street is hereby changed to have a zoning designation of Public and Quasi Public Space (PS), as that designation is described in the Amador City Municipal Code, Chapter 17.48.

SECTION 2. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council of Amador City does hereby make the following findings:

1. The zoning amendment ensures and maintains internal consistency with all of the goals, policies, and actions of all elements of the General Plan because the zoning amendment is consistent with the intensity of surrounding land uses;
2. The zoning amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City because of the compatibility of the surrounding existing land uses; and
3. The zoning amendment will not have a significant adverse effect upon the environment.

SECTION 3. The City Planner shall modify the Official Zoning Map of Amador City in accordance with this Ordinance to indicate thereon the zoning applicable to the Subject Property.

SECTION 4. This ordinance and the rules, regulations, provisions, requirements, orders and matters established and adopted hereby shall take effect and be in full force and effect thirty (30) days from and after the date of its final passage and adoption.

The foregoing ordinance was introduced and the title thereof read at the regular meeting of the City Council the 11th day of August, 2026 and by _____ vote of the Council members present, further reading was waived.

On a motion by Councilmember _____, seconded by Councilmember _____, the foregoing ordinance was duly passed and adopted by the City Council of Amador City at a regular meeting thereof held on this 8th day of September, 2026 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Sandra Staples, Mayor

ATTEST:

Joyce Davidson, City Clerk

APPROVED AS TO FORM:

Patrick Keene, City Attorney

Resolution No. 2026-653

A Resolution of the City Council of Amador City Adopting a General Plan Amendment for Vacant Property on East School Street APN 008-287-007-000 Amending the Land Use Designation of the Subject Property from Residential Single-Family to Public and Quasi-Public Space

WHEREAS, the existing Amador City General Plan Land Use Designation designates APN 008-287-007-000 as Residential Single-Family; and

WHEREAS, the City Council has been coordinating with the Sutter Creek Fire Protection District for the development of a fire station on the subject site which requires amending the General Plan Land Use Designation for the property to Public and Quasi-Public Space; and

WHEREAS, the City Council has conducted a public hearing for consideration of the project request; and

WHEREAS, the City Council has considered all the information presented to it including the staff report, information presented by the Sutter Creek Fire Protection District, and public testimony presented in writing and at the meetings;

NOW, THEREFORE, BE IT RESOLVED that the City Council of Amador City does hereby adopt an Amendment of the Amador City General Plan based upon the following findings:

1. The General Plan Amendment ensures and maintains internal consistency with all of the goals, policies, and actions of all elements of the General Plan;
2. The General Plan Amendment will not be detrimental to the public interest, health, safety, convenience, or welfare of the City; and
3. The General Plan Amendment will not have no effect upon the environment and qualifies for a Categorical Exemption in compliance with The California Environmental Quality Act.

The foregoing resolution was duly passed and adopted by the City Council of Amador City at a regular meeting on the 8th day of September 2026, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Amador City

Sandra Staples, Mayor

ATTEST:

Joyce Davidson, City Clerk

Agenda Item 2

MINUTES OF THE REGULAR MEETING OF THE AMADOR CITY COUNCIL

TUESDAY, AUGUST 11, 2026

Meeting called to order at 6:03 p.m.

Flag Salute and Pledge of Allegiance

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

Public Hearing

1. First reading of Ordinance #191 – An Ordinance of Amador City changing Zoning of AP Number 008-287-007-000 from Residential Single Family (R-1) to Public and Quasi Public Space (PS). Second reading and Resolution #653 will be read at September City Council Meeting. There has been an environmental review (CEQA). No public comment. Motion to waive First Reading by Testa, 2nd by Ambroselli, approved unanimously.

Presentation – None

Announcements – Letter of Resignation of Treasurer Lydia Testa. Motion to accept letter of resignation by Bragstad, 2nd by Sherrill, approved unanimously.

Public Comment – Janet Spencer requested East School Street overgrown weeds be addressed. Kevin Jennings asked if the O'Neil Alley issue had been decided and was told it had been.

Approval of City Council Regular Meeting Agenda of August 11, 2026. Mayor requested that Item 11 be pulled because the City Attorney is not present. Councilmember Testa requested that the Closed Session during the Regular City Council meeting on 14 July be revisited due to irregularities (no topic announced to audience prior to meeting in Closed Session). Motion by Councilmember Ambroselli to approve agenda with omission of Item 11, 2nd by Testa, approved unanimously.

Consent Calendar Items

2. Minutes of July 14– Councilmember Ambroselli noted that his name had been misspelled and requested that it be corrected. Mayor requested that the report from the Closed Session have a correction and addition of the vote: “City to reestablish (not advertise as written) the deputy city clerk position. City clerk and city treasurer to remain for existing term as same salary. Approved 5-0-0.”

3. Financials – One month, no budget – Councilmember Bragstad asked about an expense of \$7,940 and what it represented. Bookkeeper has been asked to include in monthly Financial Statement the General Fund and the Sewer Fund balances
4. Correspondence - A letter from Bhavani Robinson re: ADA apt. availability
Motion by Councilmember Sherrill, 2nd by Testa, approved unanimously

Regular Agenda Items

5. Request to pursue Landmark designation for Powder House – Bob Pinotti addressed the Council in the matter of obtaining Landmark designation for the Powder House which has been deeded to the City by the owner of the land surrounding the structure. Minor costs will be incurred in proceeding with this action, for example County fees, cost of appropriate signage. One of the requirements by the State is formal permission by owner of property (Amador City). Motion to approve proceeding with process of Landmark designation by Testa, 2nd by Ambroselli approved unanimously. Our Attorney will review all paperwork involved.
6. Updated Agreement with County regarding Culbert Park – Original agreement with County had not been signed by Board of Supervisors. New agreement will extend to August, 2027. The drawings have been done and estimated cost to complete project is \$50,000. Motion to approve Resolution 25-089 establishing project and transferring park and recreation impact fees to Amador City made by Testa, 2nd by Sherrill, approved unanimously.
7. Updated Sewer System Management Plan (SSMP) – Resolution #654 Recertifying the SSMP to maintain compliance by Amador City with Statewide General Waste Discharge Requirements for Sanitary Sewer Systems. Motion to approve Resolution #654 Recertification of SSMP by Bragstad, 2nd by Testa, approved unanimously.
8. Fire and Flood Mitigation – Cal Fire not able to help with these projects due to a full calendar. Projects less than \$75,000 may not require bidding process. Two estimates received from Zerreitug Landscaping. Creek clearing work to start at cattle guard on Luxemberg property and extend to sewer pond and south parking lot to String Bean Alley. Two separate amounts submitted: Creek clearing and haul away estimate \$7,700.00 and south parking lot to String Bean Alley estimate including haul away \$7,200.00. Funds to cover projects coming from insurance grant for fire mitigation and road money for visibility improvement. Motion to accept Zerreitug Landscaping estimates for both projects for a total of \$14,900.00 by Testa, 2nd by Ambroselli, approved unanimously.
9. Reissue the Request for Qualifications for Old Hwy 49 Resurfacing, Ped/Bike Crossings and Sidewalk Improvement Project. One bid was received but had some

concerning issues. Motion to repost Request made by Testa, 2nd by Sherrill, approved unanimously.

10. Ad Hoc Committee report concerning Community Hall preparations for rental, clean up supplies, etc. and rental agreement – Motion by Testa to approve expenditure not to exceed \$4,350.00, 2nd by Bragstad, approved unanimously.
11. Removed from Agenda
12. Resolution #659 – Resolution to approve having two Council Meetings per month.
Due to absence of a motion, no action.

Reports:

Ambroselli – Working on changing web address from .com to .gov

Bragstad – ACTC approved biking /walking trail to Sutter Creek. Sierra Trails will manage planning. Funding of \$14,000 using existing roads.

Sherrill – Nothing

Testa – Nothing

Staples – State mandated micro-trenching – no ordinance required on our part.
State will install with oversight and permits by our engineer.

13. Staff Reports – Sherriff report – 33 incidents
Future Agenda Items – Community Hall, Staff Positions, moving exhibitions from Museum to Community Hall
Adjourned at 8:04 p.m.

Agenda Item 3

City of Amador City
GENERAL FUND - YTD Actual vs Annual Budget
July 2026 through June 2027

	<u>Jul '26 - Jun 27</u>	<u>Budget</u>	<u>% of Budget</u>
Ordinary Income/Expense			
Income			
Rental Management	3,940.00		
Business License Fees	0.00	0.00	0.0%
Construction Permits	606.96	0.00	100.0%
Design Review	0.00	0.00	0.0%
Encroachment Permit	-181.25		
EV Charging Station	0.00	0.00	0.0%
Franchises	555.99	0.00	100.0%
Homowners Prop Tax Relief	0.00	0.00	0.0%
Insurance Refunds & Other	444,327.11	0.00	100.0%
Matching Funds	0.00	0.00	0.0%
Miscellaneous Income	973.55	0.00	100.0%
Other Fines	0.00	0.00	0.0%
Prop 172 Pub Safety	1,032.13	0.00	100.0%
Prop Taxes Secured & Unsecured	0.00	0.00	0.0%
Real Property Transfer Taxes	308.00	0.00	100.0%
Rents & Concessions	0.00	0.00	0.0%
Sales & Use Taxes	920.15	0.00	100.0%
Sewer Service Revenue	-1,053.60		
Sign Reviews & Permits	0.00	0.00	0.0%
Special Sales Tax - Measure K	6,806.85		
State of California Allocation	0.00	0.00	0.0%
Street & Curb Permits	0.00	0.00	0.0%
Supp Secured & Unsecured Taxes	3,086.06	0.00	100.0%
Transient Lodging Taxes	3,695.38	0.00	100.0%
Vehicle License Taxes	0.00	0.00	0.0%
Total Income	465,017.33	0.00	100.0%
Expense			
Bank Fees and Charges	95.18	0.00	100.0%
Community Promotion	0.00	0.00	0.0%
Contract Svcs - Governmental	0.00	0.00	0.0%
Dues and Subscriptions	263.90	0.00	100.0%
Engineering	1,108.83	0.00	100.0%
Insurance			
Worker's Comp Insurance	1,473.96	0.00	100.0%
Insurance - Other	2,253.58	0.00	100.0%
Total Insurance	3,727.54	0.00	100.0%
Management & Support	498.00		
Materials, Supplies, Office	1,078.10	0.00	100.0%
Outside Labor	0.00	0.00	0.0%
Payroll Expenses			
Payroll Fees	0.00		
Wages			
Maintenance Wages	1,758.00	0.00	100.0%
Office Wages	3,820.00	0.00	100.0%
Total Wages	5,578.00	0.00	100.0%
Employer Taxes	464.56	0.00	100.0%
Payroll Expenses - Other	0.00	0.00	0.0%
Total Payroll Expenses	6,042.56	0.00	100.0%
Plan Check and Permits	1,567.73		
Postage	113.20	0.00	100.0%
Private Contract Services	2,823.38	0.00	100.0%
Public Transit	7,940.00		
Repairs & Maint - City Property	9,465.83	0.00	100.0%
Streets/Storm Drains	1,596.34	0.00	100.0%
Utilities			
Electric	2,061.33	0.00	100.0%
Garbage	0.00	0.00	0.0%
Phone & Internet Costs	495.14	0.00	100.0%

4:11 PM

09/03/26

Accrual Basis

City of Amador City
GENERAL FUND - YTD Actual vs Annual Budget
July 2026 through June 2027

	<u>Jul '26 - Jun 27</u>	<u>Budget</u>	<u>% of Budget</u>
Propane	0.00	0.00	0.0%
Sewer	457.35	0.00	100.0%
Telephone	147.55		
Water	718.32	0.00	100.0%
Total Utilities	3,879.69	0.00	100.0%
Weed Abatement	7,700.00		
Total Expense	47,900.28	0.00	100.0%
Net Ordinary Income	417,117.05	0.00	100.0%
Other Income/Expense			
Other Income			
Investment Earnings	31.49	0.00	100.0%
Total Other Income	31.49	0.00	100.0%
Net Other Income	31.49	0.00	100.0%
Net Income	417,148.54	0.00	100.0%

City of Amador City
SEWER FUND YTD Actual vs Annual Budget
July 2026 through June 2027

	Jul '26 - Jun 27	Budget	% of Budget
Ordinary Income/Expense			
Income			
Sewer Connection Fees	0.00	0.00	0.0%
Sewer Service Revenue	47,180.79	0.00	100.0%
Total Income	47,180.79	0.00	100.0%
Expense			
Bank Fees and Charges	0.00	0.00	0.0%
Contract Svcs - Governmental	2,679.17	0.00	100.0%
Dues and Subscriptions	0.00	0.00	0.0%
Engineering	7,149.60	0.00	100.0%
Insurance			
Worker's Comp Insurance	821.02		
Total Insurance	821.02		
Outside Labor	0.00	0.00	0.0%
Payroll Expenses			
Wages			
Maintenance Wages	3,495.20	0.00	100.0%
Total Wages	3,495.20	0.00	100.0%
Employer Taxes	267.38	0.00	100.0%
Total Payroll Expenses	3,762.58	0.00	100.0%
Postage	0.00	0.00	0.0%
Private Contract Services	2,142.40	0.00	100.0%
Repairs & Maint - City Property	805.00	0.00	100.0%
Sewer Transmission	10,316.50	0.00	100.0%
Streets/Storm Drains	126.22		
Utilities			
Electric	2,223.09	0.00	100.0%
Water	336.23	0.00	100.0%
Total Utilities	2,559.32	0.00	100.0%
Weed Abatement	1,300.00		
Total Expense	31,661.81	0.00	100.0%
Net Ordinary Income	15,518.98	0.00	100.0%
Other Income/Expense			
Other Income			
Investment Earnings	0.00	0.00	0.0%
Total Other Income	0.00	0.00	0.0%
Net Other Income	0.00	0.00	0.0%
Net Income	15,518.98	0.00	100.0%

4:13 PM

09/03/26

Accrual Basis

City of Amador City
Expenses by Vendor Summary
August 2026

	<u>Aug 26</u>
Amador Water Agency	428.47
Amazon	68.12
California Laboratory Services	110.00
City of Sutter Creek	4,103.50
Inn Light Marketing	200.00
Intuit	37.17
Jackson Ace Hardware	119.91
Ledger Dispatch	537.64
Lowe's	1,212.94
Minutekey	102.23
PG&E	604.62
QuickBooks Payroll Service	0.00
Verizon	147.59
Weber Ghio & Associates, Inc	7,495.74
Zerreitug, LLC	200.00
TOTAL	15,367.93

Agenda Item 5

CITY OF AMADOR CITY

Council Meeting Memorandum

To: Honorable Mayor and Members of the City Council
From: Frank Whitmore, City Engineer *FWW*
Date: August 20, 2026
Subject: Amador City Hall Fire Remediation Project

DISCUSSION

All contract items of work for the Amador City Hall Fire Remediation Project have been completed in substantial compliance with the plans, specifications, codes, and standards of the City. All work was determined complete on June 4, 2026.

Final Project Costs are as follows:

Original Contract Amount	\$ 876,450.00
Contract Change Orders	<u>\$ 205,116.13</u>
Final Contract Amount	\$ 1,081,566.13

RECOMMENDATION

I hereby recommend that the City Council, by resolution, accept this work as complete and authorize filing of the Notice of Completion.

Enclosures:
Notice of Completion
Resolution

#3017

RESOLUTION NO. 655

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AMADOR CITY
ACCEPTING THE COMPLETION OF THE AMADOR CITY HALL FIRE REMEDIATION
PROJECT, AND FILING A NOTICE OF COMPLETION AND AUTHORIZING
RECORDATION THEREFORE**

WHEREAS, the contractor of work, John Allen Construction, completed all work according to the plans and specifications on June 4, 2026; and

WHEREAS, the improvements consisted of remediation of fire damaged to a portion of City Hall; and

WHEREAS, the improvements have been completed to the satisfaction of the City Engineering Department.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Amador City does hereby accept the completed public improvements and authorizes the City Clerk to file a Notice of Completion with the Amador County Recorder.

The foregoing resolution was duly passed and adopted by the City Council of the City of Amador City at a regular meeting on the 8th day of September 2026 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

CITY OF AMADOR CITY

Sandy Staples, Mayor

ATTEST:

Joyce Davidson, City Clerk

CITY OF AMADOR CITY
OFFICE OF THE CITY ENGINEER

When recorded, mail to:

City Mayor
City of Amador City
P.O. Box 200
Amador City, CA 95601

NOTICE OF COMPLETION
CITY OF AMADOR CITY

NOTICE IS HEREBY GIVEN of the completion of a Work of Improvement as follows:

Date of Completion: June 4, 2026

Name and Address of the Owner: City of Amador City, 14531 E. School Street, Amador City, CA 95601

Nature of the Interest or Estate of the Owner: Owner in fee simple.

Description of the Site: City Hall, 14531 E. School Street, Amador City, CA 95601

Name and Address of the Contractor for the above Work of Improvement: John Allen Construction, P.O. Box 353, San Andreas, CA 95249

General Statement of Kind of Work Done or Materials Furnished: Remediation of fire damage to a portion of City Hall.

CITY OF AMADOR CITY – OWNER

By _____
Sandy Staples, Mayor

SANDY STAPLES declares:

I am the Mayor of the City of Amador City, the municipal corporation that executed the foregoing notice as owner of the aforesaid interest or estate in the property therein described; that I make this verification on behalf of said municipal corporation; that I have read this Notice of Completion and know the contents thereof, and that the facts stated therein are true.

I declare under penalty of perjury that the foregoing is true and correct. Executed at Amador City, California this _____ day of September 2026.

Sandy Staples, Mayor

**CITY OF AMADOR CITY
CITY HALL FIRE REMEDIATION PROJECT**

**PROPOSED FINAL PAYMENT
RETENTION REQUEST**

BASE BID:

ITEM NO.	ITEM	UNIT OF MEASURE	EST. QTY.	CONTRACT		PREVIOUS WORK		WORK THIS PERIOD		WORK TO DATE		PERCENT COMPLETE
				UNIT PRICE	ITEM TOTAL	CONST. QTY.	ITEM TOTAL	CONST. QTY.	ITEM TOTAL	CONST. QTY.	ITEM TOTAL	
1	Locate & Protect Existing Utilities	LS	1	\$1,800.00	\$1,800.00	1.00	\$1,800.00	0.00	\$0.00	1.00	\$1,800.00	100.00%
2	Concrete flatwork for ADA parking space, ramp and vertical curb	SF	1,040	\$110.00	\$114,400.00	1040.00	\$114,400.00	0.00	\$0.00	1040.00	\$114,400.00	100.00%
3	Demolition	LS	1	\$32,500.00	\$32,500.00	1.00	\$32,500.00	0.00	\$0.00	1.00	\$32,500.00	100.00%
4	Siding & Roofing	LS	1	\$24,450.00	\$24,450.00	1.00	\$24,450.00	0.00	\$0.00	1.00	\$24,450.00	100.00%
5	Rough Carpentry	LS	1	\$57,900.00	\$57,900.00	1.00	\$57,900.00	0.00	\$0.00	1.00	\$57,900.00	100.00%
6	Electrical	LS	1	\$175,700.00	\$175,700.00	1.00	\$175,700.00	0.00	\$0.00	1.00	\$175,700.00	100.00%
7	Plumbing	LS	1	\$54,300.00	\$54,300.00	1.00	\$54,300.00	0.00	\$0.00	1.00	\$54,300.00	100.00%
8	Mechanical	LS	1	\$32,000.00	\$32,000.00	1.00	\$32,000.00	0.00	\$0.00	1.00	\$32,000.00	100.00%
9	Finish Carpentry	LS	1	\$107,000.00	\$107,000.00	1.00	\$107,000.00	0.00	\$0.00	1.00	\$107,000.00	100.00%
10	Painting and Finishing	LS	1	\$37,500.00	\$37,500.00	1.00	\$37,500.00	0.00	\$0.00	1.00	\$37,500.00	100.00%
11	Finish Work	LS	1	\$183,000.00	\$183,000.00	1.00	\$183,000.00	0.00	\$0.00	1.00	\$183,000.00	100.00%
TOTALS					\$820,550.00		\$820,550.00		\$0.00		\$820,550.00	

ADDITIVE ALTERNATE #1

ITEM NO.	ITEM	UNIT OF MEASURE	EST. QTY.			PREVIOUS WORK		WORK THIS PERIOD		WORK TO DATE		PERCENT COMPLETE
				UNIT PRICE	ITEM TOTAL	CONST. QTY.	ITEM TOTAL	CONST. QTY.	ITEM TOTAL	CONST. QTY.	ITEM TOTAL	
1	Replace 28" x 28" shower with ADA compliant roll in shower in Unit "B"	LS	1	\$1,600.00	\$1,600.00	1.00	\$1,600.00	0.00	\$0.00	1.00	\$1,600.00	100.00%
2	Provide linen cabinet and pantry in Unit "B"	LS	1	\$3,200.00	\$3,200.00	1.00	\$3,200.00	0.00	\$0.00	1.00	\$3,200.00	100.00%
3	Provide LVT flooring in place of vinyl in Unit "B"	LS	1	\$4,800.00	\$4,800.00	1.00	\$4,800.00	0.00	\$0.00	1.00	\$4,800.00	100.00%
4	Provide epoxy flooring in place of vinyl in Public Restroom	LS	1	\$3,200.00	\$3,200.00	1.00	\$3,200.00	0.00	\$0.00	1.00	\$3,200.00	100.00%
5	Replace 28" x 28" shower with tub/shower in Unit "A"	LS	1	\$800.00	\$800.00	1.00	\$800.00	0.00	\$0.00	1.00	\$800.00	100.00%
6	Provide closet, linen cabinet, pantry and plumbing for washer/dryer in Unit "A"	LS	1	\$3,800.00	\$3,800.00	1.00	\$3,800.00	0.00	\$0.00	1.00	\$3,800.00	100.00%
TOTALS					\$17,400.00		\$17,400.00		\$0.00		\$17,400.00	

ADDITIVE ALTERNATE #2

ITEM NO.	ITEM	UNIT OF MEASURE	EST. QTY.			PREVIOUS WORK		WORK THIS PERIOD		WORK TO DATE		PERCENT COMPLETE
				UNIT PRICE	ITEM TOTAL	CONST. QTY.	ITEM TOTAL	CONST. QTY.	ITEM TOTAL	CONST. QTY.	ITEM TOTAL	
1	Remove existing roofing complete over city hall portion, install sheathing, underlayment and re-install roofing	LS	1	\$38,500.00	\$38,500.00	1.00	\$38,500.00	0.00	\$0.00	1.00	\$38,500.00	100.00%
TOTALS					\$38,500.00		\$38,500.00		\$0.00		\$38,500.00	

ORIGINAL CONTRACT AMOUNT

\$876,450.00

\$876,450.00

\$0.00

\$876,450.00

**CITY OF AMADOR CITY
CITY HALL FIRE REMEDIATION PROJECT**

**PROPOSED FINAL PAYMENT
RETENTION REQUEST**

CHANGE ORDERS

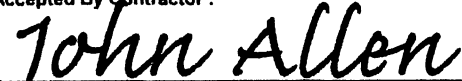
ITEM NO.	ITEM	UNIT OF MEASURE	EST. QTY.			PREVIOUS WORK		WORK THIS PERIOD		WORK TO DATE		PERCENT COMPLETE
						CONST. QTY.	ITEM TOTAL	CONST. QTY.	ITEM TOTAL	CONST. QTY.	ITEM TOTAL	
1	CCO #1	LS	1	\$90,100.00	\$90,100.00	1.00	\$90,100.00	0.00	\$0.00	1.00	\$90,100.00	100.00%
2	CCO #2	LS	1	\$62,926.00	\$62,926.00	1.00	\$62,926.00	0.00	\$0.00	1.00	\$62,926.00	100.00%
3	CCO #3	LS	1	\$16,182.00	\$16,182.00	1.00	\$16,182.00	0.00	\$0.00	1.00	\$16,182.00	100.00%
4	CCO #4	LS	1	\$30,257.13	\$30,257.13	1.00	\$30,257.13	0.00	\$0.00	1.00	\$30,257.13	100.00%
5	CCO #5	LS	1	\$5,651.00	\$5,651.00	1.00	\$5,651.00	0.00	\$0.00	1.00	\$5,651.00	100.00%
TOTALS					\$205,116.13		\$205,116.13		\$0.00		\$205,116.13	
GRAND TOTAL					\$1,081,566.13		\$1,081,566.13		\$0.00		\$1,081,566.13	

Reviewed & Recommended for Payment

 8/21/26
FRANK WHITMORE, CITY ENGINEER DATE

Accepted By Contractor :

Approved By: CITY OF AMADOR CITY


JOHN ALLEN CONSTRUCTION

SANDRA STAPLES, MAYOR

DATE

WORK COMPLETED TO DATE:	\$1,081,566.13
TOTAL RETENTION TO DATE:	-\$54,078.31
LESS PREVIOUS PAYMENTS:	-\$1,027,487.82
TOTAL:	\$0.00

PAY FULL RETENTION	\$54,078.31
CURRENT PAYMENT DUE:	\$54,078.31

Agenda Item 7

**COMMUNITY HALL RENTAL PACKET
THE OLD SCHOOLHOUSE
14531 EAST SCHOOL STREET
AMADOR CITY, CA 95601**

	The Community Hall Part of the Old Schoolhouse, built in 1890s, with direct access to the Schoolhouse Park
ADA ACCESSIBLE	YES
SIZE	900 SQ FEET (30' x 30' room)
CAPACITY (BY ROOM SET-UP)	party with guests milling around: 75 to 90 people tables and chairs (seated meal): 50 to 60 people rows of chairs, eg theater style: 110 to 120 people
HOURLY RATE	\$45.00
AVAILABLE HOURS	Between the hours of 8AM and 9PM
CLEANING DEPOSIT (REFUNDABLE)	\$225.00
KEY DEPOSIT (REFUNDABLE)	\$25.00
TABLES	YES
CHAIRS	YES
BATHROOM (ADA COMPLIANT)	YES
HEAT/AIR	YES
UTILITIES	included in rate
PUBLIC WIFI	NO
REFRIGERATOR	YES
LARGE CAPACITY MICROWAVE	YES
STOVE	NO
PARKING	Limited parking onsite Additional parking is available in City parking lots
FOR INFORMATION AND RENTAL APPLICATION	CITY HALL, AMADOR CITY 14203 MAIN STREET/OLD HWY 49 AMADOR CITY, CA 95601 (209) 267-0682 hours: 9 AM -12 PM Tuesday through Thursday

FACILITY USE POLICY

COMMUNITY HALL THE OLD GRAMMAR SCHOOL 14531 EAST SCHOOL STREET AMADOR CITY, CA 95601

1. In addition to meeting the conditions listed below, a standard Amador City Community Hall Application must be obtained.
2. A liability insurance policy for \$1,000,000, naming the Amador City as additionally insured, is required.
3. Special conditions and rates may be applied for long-term or recurrent uses.
4. The entire site is tobacco free.
5. Alcohol service for special events may be allowed with the following conditions:
 - a. as per section 25608 of California Business and Professions Codes
 - b. with the permission of the Amador City.
6. Wall displays for public viewing cannot be removed or rearranged or covered.
7. Renters are responsible for all setup, teardown and cleanup of the Community Hall, including disposal of all trash. Renters need to bring needed basic cleaning supplies, such as paper towels, sponges. Mops, brooms, dust pans, etc., are available
8. Access is allowed only in the specific area of the building used for the event.
9. Eleven 3X8 ft tables and 45 folding chairs are available.. The renter is responsible to provide any additional units which may be needed
10. The kitchen may not be used to prepare food for sale.
11. The kitchen as designed is intended to provide a facility for the finishing and serving of prepared food and is not intended for the preparation of meals from scratch.
12. No deep frying is permitted in the kitchen per Fire District.
13. Only trained service dogs under the Americans with Disabilities Act (ADA) and licensed under California Health and Safety Code 114259.5 are allowed in the building or the Schoolhouse Park.

AMADOR CITY
Facility Use Agreement, Charges and Facility Rules and Applicant's Responsibilities

FACILITY USE AGREEMENT:

The undersigned states that to the best of his/her knowledge, the City property for use of which application is hereby made will be used in accordance with the City Council approved Policy regulating the use of City facilities. We/I hereby certify that we/I shall be personally responsible on behalf of our group or organization for any damage sustained on City premises, furniture, or equipment because of the occupancy of said premises by our organization or group and that we/I further agree to indemnify, defend, and hold harmless the City, its officers, employees, agents and volunteers ("City indemnitees"), from and against any and all causes of action, claims, liabilities, obligations, judgments, or damages, including reasonable legal counsels' fees and costs of litigation ("claims"), arising out of the Undersigned's performance of its obligations under this agreement or out of the operations conducted by Undersigned, except for such loss or damage arising from the sole negligence or willful misconduct of the City. In the event the City indemnitees are made a party to any action, lawsuit, or other adversarial proceeding arising from Undersigned's performance of this agreement, the Undersigned shall provide a defense to the City indemnitees, or at the City's option, reimburse the City indemnitees their costs of defense, including reasonable legal counsels' fees, incurred in defense of such claims.

CHARGES:

The rental rate represents the approximate rental cost to your organization for the operation of your event. Your organization agrees it will be responsible for any damages or special cleaning charges incurred because of your event. Your organization must pay the rental fee in advance unless you make prior arrangements. It is understood that confirmation is contingent on your agreement to pay the required fees.

FACILITY RULES AND APPLICANT'S RESPONSIBILITIES

1. All matters concerning a reservation must be handled by the applicant and the city representative signing the reservation.
2. Opening or closing times can be changed only with City approval.
3. Notice to City Hall of cancellation must be made at least 48 hours in advance for refund of security deposit.
4. Groups will be held financially responsible for damage to the facilities and equipment. This applies to all groups.
5. Groups removing, rearranging or otherwise handling wall displays intended for public viewing will sacrifice the security deposit and be charged for any damage or loss.
6. Decoration time and the decoration arrangements should be approved at time of signing application; decorations must be removed immediately after use.
7. The City is not responsible for any lost or stolen articles.
8. Groups using the kitchen must furnish their own utensils, towels, soap, etc.
9. Payment for use of facilities must be made two weeks prior to reservations, by check made payable to: CITY OF AMADOR.
10. Acceptance of a facility request form is a reservation.
11. Non-Discrimination, Non-Harassment: The Consultant/Vendor agrees that it shall not engage in unlawful discrimination or harassment, or abusive conduct, including discrimination or harassment based on actual or perceived race, religion (including all aspects of religious belief, such as grooming practices and religious dress), color, sex (including pregnancy and breastfeeding), national origin, ancestry, citizenship status, disability, medical condition, genetic characteristics or information, marital status, age, sexual orientation, military or veteran status, and any other characteristic protected by the Federal or State employment discrimination laws.
12. The undersigned shall maintain general liability insurance in an amount not less than one million dollars (\$1,000,000) per occurrence for bodily injury, personal injury, and property damage. When alcohol is being served, it is mandatory that the General Liability Policy include Liquor Liability Coverage.

RENTAL AGREEMENT FOR THE
COMMUNITY HALL
THE OLD SCHOOLHOUSE
14531 EAST SCHOOL STREET
AMADOR CITY, CA 95601

Date	
Time	
Start time of you reservation	
Duration of the reservation (total hours, including set up, event, cleanup) <i>NOTE: between 8AM and 9PM only</i>	
Sponsoring individual or organization	
Type of Event	
Expected Attendance	
Is there a fee, collection or donation? If "yes", please list the amount.	
Will food be served?	
Will alcohol be served?	
Will the event include use of the Schoolhouse Park? <i>(note: park remains open to the public)</i>	
Rental fee:	
Refundable Cleaning Deposit:	
Refundable Key Deposit:	
Total:	
Insurance <i>Note: When alcohol is being served, it is mandatory that the General Liability Policy include Liquor Liability Coverage.</i>	☐ I will provide an Insurance Certificate with Endorsement ☐ I need to purchase an Insurance Certificate with Endorsement
Facility Use Policy: Please check both boxes.	☐ I have read and agree to the Facility Use Policy ☐ Yes, I certify that I have read and agree to the Facility Use Agreement and agree to abide by said rules and regulations. If I fail to do so, the group(s) may be evicted from the rental premises.

**RENTAL AGREEMENT FOR THE
COMMUNITY HALL
THE OLD SCHOOLHOUSE
14531 EAST SCHOOL STREET
AMADOR CITY, CA 95601**

CONTACT INFORMATION	
Full Name	
Email	
Phone/Text	
Address	
City/Town	
State and Zip Code	
SIGNATURE	
DATE	
REMINDER: Payment is by cash or check, made to City of Amador	

Once you have read the Facility Use Policy, please fill in and submit the rental agreement. You will be asked to agree to the rules and responsibilities.

PLEASE NOTE: Payment is by cash or check (made to City of Amador).
 Make payments between 9am and 12pm, Tuesday through Thursday at
 City Hall, 14203 Main Street.
 Key pickup is between 9am and 12pm, Tuesday through Thursday at
 City Hall, 14203 Main Street.
 For weekend events or depending on scheduling, the key will be in a
 lockbox outside the door at the Community Hall; a code is required
 to open it.

Call or visit City Hall for additional information: (209) 267-0682.

Agenda Item 11



CITY OF AMADOR CITY

INCORPORATED JUNE 2, 1915

California

Memo: Nonexempt Staff Employees

Definitions:

A nonexempt employee is a worker who is legally entitled to minimum wage and overtime pay under the Fair Labor Standards Act (FLSA). They must receive overtime pay—equal to one and a half times their regular rate—for any hours worked past 40 in a single workweek. They must receive at least the federal (\$7.25/hr.), state, or local minimum wage—whichever amount is highest for the worker.

City of Amador
Job Description: Municipal Maintenance Worker

A municipal maintenance worker keeps city-owned property, streets, and parks safe, clean, and functional. This position involves physical labor, working outdoors in various weather conditions.

Workdays: Wednesday - Sunday

Hours: 13 hours per week (flexible scheduling typically spread across 5 days)

Key Responsibilities

DAILY

- **Maintain all public bathrooms:** clean and stock with supplies
- **Empty all public trash cans** and replace plastic liners
- **Maintain City Streets and Sidewalks:** Check sidewalks and public walkways, clearing debris and litter as needed
- **Remove** litter from public spaces.
- **Report broken** street furniture, damaged walkways, or safety hazards to city clerk
- **Ensure that the American flag** and any commemorative flags are properly displayed on the City flagpole
- **Check/empty trash** cans inside City Hall

WEEKLY

- **On Sunday after closing, empty trash bins** outside food establishments and in the former Bellflower Garden
- **Ensure that trash bins** are at the curb for trash collection days and pulled back from curb within 24 hours of collection
- **Upkeep City buildings:** sweep sidewalks at Old Grammar School; and the Schoolhouse Park; sweep public patio in front of Old City Hall

MONTHLY

- **Deep clean of all city restrooms:** floors, mirrors, sink/faucets, etc
- **Set up City Council Meetings:** tidy/sweep room as needed, set up dais, chairs
- **Maintain property around the public kiosk:** weed whack, collect any litter

PERIODICALLY/AS NEEDED or DIRECTED

- **Clear Storm Drains:** Remove leaves, trash, and blockages from storm drains
- **Upkeep City Buildings:** Perform basic cleaning, change light bulbs
- **Support Community Hall Events:** Clean Community Hall and the Community Hall restroom before scheduled events; clean-up after events (if necessary).
- **Maintain City property:** During heavy growth seasons, use weed eaters, leaf blowers, chainsaw to tidy city property in between scheduled work by landscape crew
- **Order/pickup and store** needed cleaning supplies, trash bin liners, hardware needed for City buildings
- **Other tasks** as requested or when the need or an emergency arise

Required Qualifications

- High school diploma or GED equivalent.
- Valid driver's license with a clean driving record.
- Physical ability to lift up to 50-80 pounds regularly.
- Willingness to work outdoors in extreme heat, cold, or rain.
- Ability to follow verbal and written safety instructions.

DRAFT Resolution 656

**A Resolution of the City of Amador, California,
Establishing the Position of the Municipal Maintenance Worker
as Nonexempt Employee with an Hourly Wage**

WHEREAS, the City of Amador City employs a Municipal Maintenance Worker; and

WHEREAS, a city municipal maintenance worker is classified as a nonexempt hourly employee under the Fair Labor Standards Act (Title 29 of the United States Code); and

WHEREAS, Resolution 597, January 2022, fixed a monthly compensation for a municipal maintenance worker rather than hourly wage; and

WHEREAS, the current municipal maintenance worker has been employed by the City of Amador for more than 25 years;

THEREFORE, the City Council of the City of Amador, California, does hereby resolve as follows:

That, effective with payroll for September 2026, the hourly wage for the Municipal Maintenance Worker is \$18.00 or the applicable minimum wage, whichever is greater (California minimum wage is \$16.90 as of 1 January 2026), for 13 hours of work per week, and Resolution 597 is hereby superseded.

PASSED AND ADOPTED by the City Council of the City of Amador, California, this 8th day of September 2026 by the following vote, to wit

AYES:

NOES:

ABSTAIN:

ABSENT:

Mayor, City of Amador City

ATTEST:

City Clerk, City of Amador City

Agenda Item 12



CITY OF AMADOR CITY

INCORPORATED JUNE 2, 1915

California

Memo: Elected City Position/Public Officer

Definitions:

Elected city positions are legally classified as public officers rather than standard hourly or salaried employees. Their regular financial remuneration is formally termed "compensation" or a "stipend" set by ordinance or resolution. Compensation must be established by local code and cannot be changed during an active term of office. Elected officials generally do not track traditional work hours or qualify for overtime. Dual-Role Restrictions prohibit an elected officer from simultaneously holding a separate paid staff position within the same city government.

DRAFT Resolution 657

**A Resolution of the City of Amador, California,
Approving Compensation for the Position of the Elected City Treasurer**

WHEREAS, the City of Amador has an Elected City Treasurer; and

WHEREAS, per Government Code 36517, the city treasurer shall receive, at stated times, a compensation fixed by ordinance or resolution; and

WHEREAS, Resolution 643, February 2026, established a salary rather than compensation for the Elected City Treasurer, which requires correction;

**THEREFORE, THE CITY COUNCIL OF THE CITY OF AMADOR, CALIFORNIA, DOES
HEREBY RESOLVE AS FOLLOWS:**

That, effective with the payroll for October 2026, the fixed compensation for the Elected City Treasurer, is \$500.00 per month and Resolution 643 is hereby superseded.

PASSED AND ADOPTED by the City Council of the City of Amador City, California, this 8th day of September 2026 by the following vote, to wit

AYES:

NOES:

ABSTAIN:

ABSENT:

Mayor, City of Amador City

ATTEST:

City Clerk, City of Amador City