

15. IONE MEMORIAL DISTRICT

Ione Memorial District (IMD) provides veteran facility services.

AGENCY OVERVIEW

Background

Ione Memorial District was formed on May 1, 1956 as an independent special district pursuant to the California Military and Veterans Code Section 1170 et seq.³²³ The District was formed to manage facilities for the use of military veterans and others.

Through the principal act, memorial districts are empowered to provide and maintain memorial halls, buildings, and other recreation facilities for use by veteran as well as non-veteran individuals and organizations. Districts must apply and obtain LAFCO approval to exercise services authorized by the principal act but not already provided (i.e., latent powers) by the district at the end of 2000.³²⁴

Boundary

The IMD boundary is entirely within Amador County. The bounds encompass the area south of Carbondale and west of Pardee Reservoir, including the City of Ione, Buena Vista Rancheria and Lake Camanche. One parcel along the Amador-Calaveras county line is excluded, although the parcel is mostly water. The boundary encompasses 112 square miles. This boundary was affirmed and validated by LAFCO on March 20th, 2014.³²⁵

Sphere of Influence

LAFCO records indicate the original SOI was adopted in January 1977. In 2008, LAFCO updated IMD's SOI to be coterminous with its bounds.³²⁶

Local Accountability and Governance

Per the principal act, memorial districts are to be managed through a five-member volunteer board, the majority of whom must be veterans. Boards must elect a president and a secretary. The District is governed by an elected five-member Board of Directors with staggered terms. Two directors are designated as chairman and secretary, as required; there is also a treasurer. Four of the five current Directors are veterans. The last contested election was in 2011. For information on individual directors, term expirations and contact information, see Figure 15-1.

³²³ Formation date is from Board of Equalization records.

³²⁴ Government Code §56824.10.

³²⁵ LAFCO Resolution 2014-03.

³²⁶ LAFCO Resolution 2008-09.

Figure 15-1: IMD Governing Body

Ione Memorial District			
Governing Body			
	Name	Position	Term Ends
<i>Members</i>	Jack Gasaway	Chairman	December 2015
	Michael Finch	Secretary	December 2015
	Jerry McCarthy	Treasurer	December 2015
	Jerry Gold	Director	December 2017
	David Corsaletti	Director	December 2017
<i>Manner of Selection</i>	At-large elections, appointments		
<i>Length of Term</i>	Four years		
<i>Meetings</i>	Monthly at the District's Community Hall		
<i>Agenda Distribution</i>	Posted on bulletin board.		
<i>Minutes Distribution</i>	By request.		
Contact			
<i>Contact</i>	Manager		
<i>Mailing Address</i>	P.O. Box 53, Ione, CA, 95640		
<i>Phone</i>	N/A		
<i>Email/Website</i>	N/A		

The District maintains a bulletin board outside of the community hall building. A site visit to the community hall in December 2013 confirmed the bulletin board was active with current items and notices.³²⁷ No other outreach activities are performed. The District reported that it has had no Brown Act violations in recent history.

The District demonstrated accountability in its disclosure of information and cooperation with LAFCO. The agency responded to LAFCO's written questionnaires and cooperated with document requests.

Management

The District is staffed by a part-time contractor who manages and maintains the district buildings and grounds. The contractor is paid a flat rate of \$725 per month. He reports to the Board at monthly meetings.

District financial planning efforts include annual budgets and occasional financial audits. The most recent audit was completed for FY 11. The District does not prepare capital improvement plans or other planning documents.

The District carries a liability insurance policy, for which it spent \$3,421 in 2011.

Service Demand and Growth

The District includes the City of Ione, Buena Vista area, and Camanche Village. Land use within Ione is mostly low-density residential or vacant. The City also contains limited

³²⁷ As reported by Roseanne Chamberlain, LAFCO Executive Officer, December 2013.

amounts of commercial and industrial land uses. Areas immediately outside the City are vacant, agricultural and industrial. There are also some scattered suburban residential parcels outside of city limits. Other portions of the District are highly agricultural, with significant amounts of residential and vacant lands towards the south (near Camanche Village and Camanche North Shore). Camanche North Shore includes approximately three parcels of commercial use; Buena Vista contains one.

Mining for silica sand, refractory clay, specialized lignites, and other materials is a major industry near Ione and Buena Vista.³²⁸ Major employers in the area include Ione Minerals, East Bay Municipal Utility District, Mule Creek State Prison and Jackson Rancheria Casino.

The estimated population within district bounds is 10,103, of which approximately 7,238 (72 percent) constitutes civilian, non-institutional population and the remainder prisoners.³²⁹ The District's population density including inmates is 90 per square mile and 65 per square mile excluding inmates, compared to the countywide density of 64. IMD did not provide information on changes in service demand, but there has been minimal growth in the City of Ione and no growth countywide.

The number of residential building permits issued by the City of Ione and the surrounding vicinity, over the last decade has ebbed and flowed based upon market forces. Permits between 2000 and 2004 were relatively low. The number increased between 2005 and 2008, decreased between 2008 and 2012, and increased again in 2012-2013.

The City projected an increase of 3,930 dwelling units from the 2008 base as part of the 2009 General Plan Update. Most of this new development was identified for areas within existing development areas (Castle Oaks) or areas outside of the existing corporate limits but within the existing SOI. For more information, see the City of Ione profile (Chapter 5). Additionally, the 16,000-acre Arroyo Seco proposal just outside the City's SOI that was discussed in the 2008 MSR has not been developed and has no plans at this time for development according to the Amador County Planning Department. The land continues to be used for grazing and mining.³³⁰

The District is not a land use authority, and does not hold primary responsibility for implementing growth strategies.

Disadvantaged Unincorporated Communities

LAFCO is required to evaluate disadvantaged unincorporated communities as part of this service review, including the location and characteristics of any such communities. A disadvantaged unincorporated community is defined as any area with 12 or more

³²⁸ Buena Vista Rancheria of Me-Wuk Indians, *Draft TEIR for Flying Cloud Facility*, 2007.

³²⁹ The population estimate for the District is the sum of the population in the City of Ione and the estimated population for the Jackson Valley Fire Protection District (JVFPD). The source for the City of Ione population in 2008 is the California Department of Finance, and the remainder was estimated based on the number of parcels with structures in JVFPD and average household size in Amador County.

³³⁰ Conversation with Susan Grijalva, Planning Director, Amador County on October 11, 2013.

registered voters, or as determined by commission policy, where the median household income is less than 80 percent of the statewide annual median.³³¹

The California Department of Water Resources (DWR) has developed a mapping tool to assist in determining which communities meet the disadvantaged communities median household income definition.³³² DWR identified nine disadvantaged communities within Amador County—three of which are cities and are therefore not considered unincorporated.³³³ Two of the identified disadvantaged communities are within IMD. The two disadvantaged unincorporated communities are Camanche North Shore (population 777) and Buena Vista (population 518).

However, DWR is not bound by the same law as LAFCO to define communities with a minimum threshold of 12 or more registered voters. Because income information is not available for this level of analysis, disadvantaged unincorporated communities that meet LAFCO's definition cannot be identified at this time.

Financing

The District reports that current financing is adequate to deliver services. Per the principal act, the County handles district finances, which it tracks through a single fund. The most recent financial information provided to LAFCO was for FY 11, the District did not provide the requested financial information for FY 12.

Total revenues were \$80,457 in FY 11. Revenue sources include taxes and assessments³³⁴ (88 percent), rents and concessions (7 percent), interest (3 percent) and intergovernmental revenue (one percent). Tax and assessment revenues constituted 88 percent of total revenues, which were over \$70,000. The principal act states that memorial districts may collect special taxes and assessments within its bounds.³³⁵

Expenditures on utilities, maintenance, and supplies for the same year totaled just over \$39,000.

IMD carried no long-term debt as of the close of FY 11. Memorial districts may issue general obligation bonds to fund facilities for the use of military veterans.

The District does not have a formal policy on maintaining financial reserves. However, the District had ample reserves at the end of FY 11. The District's ending fund balance at this time was \$352,244. This amounted to approximately nine times annual expenditures, or 108 months of working capital. The District planned to spend approximately \$37,000 on capital improvements in FY 13.

³³¹ Government Code §56033.5.

³³² Based on census data, the median household income in the State of California in 2010 was \$57,708, 80 percent of which is \$46,166.

³³³ DWR maps and GIS files are derived from the US Census Bureau's American Community Survey (ACS) and are compiled for the five-year period 2006-2010.

³³⁴ The FY 11 did not provide additional information on what constitutes taxes and assessments. It is unclear if this revenue source is a property tax, a special tax or a benefit assessment.

³³⁵ California Military and Veterans Code Section 1192-1192.5.

MEMORIAL SERVICES

Nature and Extent

The District owns and maintains two buildings and facilities, including a park, on district property for the use of Veterans of Foreign Wars (VFW) District 13, Post 8254, Military order of the Cooties (MOC) Pup Tent 33, Disabled American Veterans (DAV), and other veteran and non-veteran use.

Location

The District maintains property located at 207 South Amador Street in Ione. The property is a full city block east of South Ione Street and south of Main Street.

Infrastructure

There are two buildings, a park and a small lot maintained by IMD. These properties are owned by the District.

The first building is a small hall for use by the VFW, MOC, & DAV. The second is a community hall available to rent for weddings, funerals, and other events. The rental fee is \$100, plus a \$100 security deposit. The District offers discounts on the rental if you are a veteran (\$75.00 off), a non-profit group (\$50.00 off) or a resident of the District (\$25.00 off). Proof of any of status must be provided. Previously hosted events and meetings include a local dance group show, Ione Picnic Association meetings, a food surplus program, Boy Scouts events, First Five meetings, and WIC meetings. The Ione City manager reported that Veteran's Hall has had quite a lot of use in recent years.³³⁶ The District's park is located behind the two buildings; it can also be reserved for private use. It has a BBQ and park benches.

The District reported that all facilities are in good condition. Equipment housed at the hall includes an ice machine, tables and chairs, a refrigerator, a lawn mower, a weed whacker, a floor polisher, and a vacuum.

The District allotted \$37,000 in the FY 13 adopted budget for major improvements and equipment purchases. The District did not specify what exactly was being updated or purchased.

Service Adequacy

In December 2013, a LAFCO consultant visited the District's property and it appeared to be well maintained. Veteran's Hall appeared to be in good condition, consistent with the look of the neighborhood and functioning well.³³⁷

³³⁶ Reported by Roseanne Chamberlain, LAFCO Executive Officer, December 2013.

³³⁷ As reported by LAFCO Executive Officer, Roseanne Chamberlain, December 2013.

SUMMARY OF DETERMINATIONS

Growth and population projections

- ❖ There has been minimal growth in the City of Lone and no growth in the unincorporated areas in the District. Continued slow growth is anticipated as planned and as proposed developments in and around Lone might be approved by the County.

The Location and Characteristics of Disadvantaged Unincorporated Communities Within or Contiguous to the Agency's SOI

- ❖ There are two disadvantaged unincorporated communities within the District's bounds and SOI based upon mapping information provided by the State of California Department of Water Resources. The identified communities are Camanche North Shore and Buena Vista.

Present and planned capacity of public facilities and adequacy of public services, including infrastructure needs and deficiencies

- ❖ District facilities appear to be in good condition. The District has allocated funds in the FY 13 budget for major improvements and equipment but did not specify what was being updated or purchased.
- ❖ The existing facilities have the capacity to serve present and future probable demand. The District has no plans to expand the facilities.

Financial ability of agencies to provide services

- ❖ The District has maintained the buildings to adequate levels in the past, and the District has sufficient financial reserves to maintain its buildings and grounds in the future.
- ❖ The District has budgeted for capital improvements in FY 13. The District continues to have ample financial reserves even after these improvements.

Status of, and opportunities for, shared facilities

- ❖ The District practices significant facility sharing by making its facilities available to local agencies and organizations for use and for rent.
- ❖ No additional facility sharing opportunities were identified.

Accountability for community service needs, including
governmental structure and operational efficiencies

- ❖ Improvements to accountability could be made by emphasizing public outreach activities and promoting interest in participation on the governing body.
- ❖ IMD demonstrated accountability and transparency by disclosing financial and service related information in response to LAFCO requests; however, the District was not able to provide the most up to date financial statement for FY 12.
- ❖ No alternative governmental structure options were identified.