

**JUNE 11, 2019 MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:30 –8:00 P.M.**

COUNCIL MEMBERS PRESENT: R. Coe, J. Henderson, L. McIntosh, J. Pendergraph
R. West

OTHERS PRESENT J. Goodwin, City Manager
J. Buckman, City Attorney
D. Schilling, City Engineer
T. Raney, Community Development Director
S. Mahoney, Finance Director
A. Wightman, Police Chief
A. Paquette, Fire Chief

PLEDGE OF ALLEGIANCE:

Council Member J. Pendergraph led the pledge of allegiance.

PUBLIC COMMENT - None

CEREMONIAL OATH OF OFFICE

Police Chief A. Wightman administered the Oath of Office to Police Sergeant Damiean Sylvester.

CONSENT CALENDAR

Motion was made by Council Member R. Coe, Seconded by Council Member J. Pendergraph to **approve minutes of the regular meeting on May 28, 2019 and acknowledge Certificates of Appreciation for retiring teachers from the Wheatland Union High School, Terri Burroughs and Margaret (Molly) Gledhill.** Vote called – AYES: All. Motion carried.

PUBLIC HEARING

1) Finance Director S. Mahoney presented the staff report for continuance of Assessments for Wheatland-Premier Grove Landscaping and Lighting District. Each year a budget is established to determine the cost of providing services and determine the proportional amount to assess benefiting parcels within the District. This is a three-step process. Step 1 was approved by Council at the March 12, 2019 meeting with Resolution No. 07-19 and step 2 was approved at the May 14, 2019 meeting with Resolution No. 15-19. Step 3 is to hold a public hearing to give interested persons an opportunity to protest the annual report.

Public Comment – None.

Motion was made my Council Member J. Pendergraph, Seconded by Vice Mayor R. West to **adopt Resolution No. 18-19 Confirming Engineer’s Report, Diagram, Annual Assessment, and Directing Auditor of Yuba County to Levy and Collect Assessments for Fiscal Year 2019-20 in Wheatland-Premier Grove Landscaping and Lighting District.** Vote called – AYES: All. Motion carried.

REGULAR CALENDAR

1) CEDS Representative Cynthia Roderick presented the staff report for the Yuba-Sutter Economic Development District 2019 Comprehensive Economic Development Strategy (CEDS). The CEDS process is a continuing economic development planning process, developed with broad-based and diverse community participation. The CEDS document contains: an analysis of economic and community development problems and opportunities; an economic development background of the Yuba-Sutter district, with a discussion of the economy, including geography, population, labor force, resources and the environment; a section setting forth goals and objectives for taking advantage of the opportunities and solving the economic development problems based on a SWOT analysis conducted in March 2015 with the participation of all five jurisdictions and private sector business leaders and a plan of action, including suggested projects to implement objectives and goals set forth in the strategy. The CEDS reflects the specific challenges and opportunities of the Yuba-Sutter Economic Development District and assesses the state of the regional economy, the opportunities and threats posed by external trends and forces and the availability of partners and resources for economic development. The community's vision and goals, together with an appraisal of the region's competitive advantages set the strategic direction of the action plan. The action plan establishes program priorities for implementation. In the analysis, many of the goals and projects included in the final document are supported by all jurisdictions in the District. Those specific goals and projects are wastewater treatment facilities, regional flood control, Beale Airforce Base infrastructure, State Highway Bicycle Facility Plan projects, homelessness solutions and reconstruction of the 5th Street Bridge. The CEDS Committee's purpose is to formulate a regional economic strategy for the District. It incorporated direction from both Yuba and Sutter counties and the cities of Live Oak, Marysville and Wheatland. The committee was comprised of community and business leaders representing a diverse cross section of the region.

Mayor J. Henderson commented on largest difference in the Wheatland area since 2018. Roderick responded there are the General Plan and Zoning updates and elimination of working with Beale AFB on a WWTP. J. Goodwin added that the main difference is that the City had projects that were identified in our own Economic & Community Development Plan, projects that were in the integrated water management planning process and projects in CEDS. Goodwin clarified that on the wastewater issue the language with Beale AFB was expanded, not eliminated.

Motion was made by Council Member R. Coe, Seconded by Vice Mayor R. West to **approve Resolution No. 19-19 the 2019 Comprehensive Economic Development Strategy and Program Projection for the Yuba Sutter Economic Development District as Prepared and Recommended by Yuba-Sutter Economic Development Corporation and the Comprehensive Economic Development Strategy Committee.** Vote called – AYES: All. Motion carried.

2) Community Development Director Tim Raney presented the staff report for consideration to appoint the recommended two Planning Commissioners, two local agricultural producers, the local business owner representative, and two City Council members to the proposed Ad Hoc Committee for the preparation of the citywide Agricultural Production Standards. City staff has been working with the Bear River Walnut Ranch, LLC to create zoning protections and standards for agricultural production operations within the City. The City of Wheatland General Plan and Municipal Code currently do not include standards that regulate agricultural land and agricultural production. The City of Wheatland proposes to prepare citywide Agriculture Standards for the existing and on-going agricultural production within the City of Wheatland and to create an Agricultural Zoning Overlay District. In addition, during this process, the City will also consider the creation and adoption of a citywide Right-to-Farm Ordinance, consistent with General Plan Implementation Program 1.12. Staff recommends forming an Ad-Hoc Committee, consisting of two (2) Wheatland City Council members, two (2) Wheatland Planning Commissioners, two (2) local agricultural producers, and one (1) local business owner to provide feedback to the City staff during the preparation of the citywide agricultural standards. A series of

public workshops consisting of the Ad-Hoc Committee would be held to provide feedback and to solicit input regarding agricultural operation on lands within the City limits. The workshops would be facilitated in a round table workshop format with the opportunity for the public to address the Ad-Hoc Committee and provide verbal and/or written comments. Three (3) two-hour workshops are expected to be adequate to provide sufficient input for the preparation of the City of Wheatland Agricultural Production Standards and the Agricultural Land Zoning Overlay District. City staff has been in discussions with Planning Commissioner Scott Witt and Planning Commissioner Willie Tinsley, and both have expressed interest in being the Planning Commission's representatives on the City's Ad-Hoc Committee. City staff has also been in discussion with Mr. Gilbert from the Bear River Walnut Ranch and Mr. Austin Bishop from the Bishop's Pumpkin Farm to represent the local agricultural producers on the Committee. In addition, staff has been in discussions with Mr. Ryan Epperson from the Heaven's Gate Pet Memorial Center to represent local business owners on the Ad-Hoc Committee. Staff believes with two representatives from the City Council and Commissioner Witt, Commissioner Tinsley, Mr. Gilbert, Mr. Bishop, and Mr. Epperson would be valuable members to represent the community on the Ad-Hoc Committee.

Motion was made by Vice Mayor R. West, Seconded by Council Member R. Coe to **appoint the recommended two Planning Commissioners, two local agricultural producers and the local business owner representative to the proposed Ad-Hoc Committee.** Vote called AYES: West, Coe, McIntosh and Pendergraph. ABSTAIN: Henderson. Motion carried.

Motion was made by Vice Mayor R. West, Seconded by Council Member J. Pendergraph to **appoint Mayor J. Henderson and Council Member R. Coe to the proposed Ad-Hoc Committee for the preparation of the citywide Agricultural Production Standards.** Vote called – AYES: All. Motion carried.

3) City Engineer D. Schilling presented the staff report to reject bids for the Hooper Street Improvement Project. Hooper Street from Highway 65 to Olive Street fronts Wheatland Elementary School and serves as the primary route from the north end of the city for students and school staff that access the schools in the area. The road surface in this segment is in poor condition with persistent potholes that require continued maintenance. This area is also known for being congested with pedestrians and vehicles before and after school. Wheatland Elementary School has diagonal parking and a concrete sidewalk along the westerly side on school property. Paved diagonal parking is present on the easterly side of Hooper Street without any other improvements and is within the City's 50-ft road right-of-way. During school drop-off and pick-up times this road segment becomes congested with cars parking to drop students off, cars passing through to drop students in the rear drop-off area created by the school, cars passing through the City on Hwy-65 who are attempting to short-cut around the traffic back-up at the traffic signal at First Street and students walking to the front of the school from surrounding neighborhoods and from vehicles. On April 23, 2019, City Council authorized the City engineer to proceed with soliciting bids for the construction of the Hooper Street Improvement Project. At the close of the bid period on June 4th, staff received one bid from Central Valley Engineering and Asphalt of Roseville. No other bids were submitted. Central Valley's bid was found to be responsive, but their Base Bid amount was \$621,596.29 which far exceeded the engineer's estimate and the construction budget. The City Engineer's office actively and directly solicited bids from fifteen contractors who regularly perform the types of work included in this project in addition to using CIPList.com, which has been standard procedure for the City's capital improvement projects. To assess the reason only one contractor submitted a bid, we contacted five of the other prime contractors who became active plan holders for the project. From the feedback obtained, a variety of factors played into driving up the cost and limiting the contractor interest. While the engineer's estimate was low on several significant cost items, the following factors combined to make the project more difficult and expensive; dealing with Caltrans and having to work in Caltrans right of way; timing of the Bid - Busy construction market left Contractors little need to compete for this project with its complexities, and for at least one, the bid timing simply didn't work; hard time limit on completion of work with a relatively short work window (this amplified the concerns over dealing with Caltrans); removing or dealing with the old concrete

highway pavement and some contractors anticipated concrete highway pavement being worse than shown on plans due to other current work issues in nearby City.

Council Member J. Pendergraph commented that he believes the Paradise Fire has slowed down projects in the area.

Vice Mayor R. West stated that maybe the project should go out for bid in the fall.

Mayor J. Henderson stated the bid scope was put together based on completion before school starts. Goodwin stated that based on what happened the Superintendent of schools was contacted, the City will need a larger window of time than 60 days, which means the street would need to be closed during school.

Motion was made by Council Member R. Coe, Seconded by Vice Mayor R. West **to Reject Bids to the Hooper Street Improvement Project.** Vote called – AYES: Motion carried.

4) Community Development Director T. Raney presented discussion of the draft Memorandum of Understanding (MOU) between the Sacramento Area Council of Governments (SACOG) and the City of Wheatland for the Project known as the Employment Zone Feasibility Analysis as well as give staff direction to execute the MOU with SACOG. The City of Wheatland has been awarded \$100,000.00 of grant funding from SACOG, to complete an Employment Zone Feasibility Analysis. Currently, Wheatland has very little property appropriately zoned for non-retail, job creating uses. Therefore, City staff applied for grant funding to prepare an Employment Zone Feasibility Analysis for land located in the Johnson Rancho annexation area designated for commercial/office uses along Spenceville Road near the proposed State Route (SR) 65 Bypass. The purpose of the Analysis is to identify a preferred business park site, analyze feasibility, and determine the action steps required to achieve success in job creation. Development would not be directly associated with the proposed funding. The Analysis would provide direction for future development, both private and public. The Analysis would incorporate Blueprint Principles to further the regions dedication to smart growth. Principals such as Compact and Mixed-Use Development, Quality Design and Natural Resource Conservation are important to the City of Wheatland as well as the entire SACOG region. The Proposed Scope of Work includes retaining an Urban Economics Consultant; identify and Study Feasible Employment Zone Industries; identify Optimal Land Area for the Employment zone; identify Required Infrastructure and Determine Feasibility; and City Staff Coordination, Review, and Processing of the Employment Zone Feasibility Analysis

Public Comment –

Sandy Gilbert commented on PG&E outages related to local agriculture.

Mayor J. Henderson questioned if the local match of 10% can be paid for with in kind work. T. Raney responded yes. Henderson questioned if the local match something the Yuba Water Agency would be interested in funding. T. Raney responded the City can ask.

Motion was made by Council Member R. Coe, Seconded by Mayor J. Henderson to **approve the draft MOU between SACOG and the City of Wheatland for the Project known as the Employment Zone Feasibility Analysis as well as give staff direction to execute the MOU with SACOG.** Vote called – AYES: All. Motion carried.

REPORTS –

Vice Mayor R. West reported on SACOG allocation and the housing element.

7:05 P.M. CITY COUNCIL ADJOURNED TO CLOSED SESSION - no reportable action.

8:00 P.M. REGULAR MEETING RECOVERED

ADJOURN

There being no further business, Council Member J. Henderson adjourned the meeting at 8:00 p.m.

Minutes approved and adopted this 25th day of June 2019.



Lisa J. Thomason, *City Clerk*



Joseph Henderson, *Mayor*