

**DECEMBER 11, 2018 MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:30 –7:45 P.M.**

COUNCIL MEMBERS PRESENT: R. Coe, J. Henderson, *L. McIntosh, J. Pendergraph
Absent - R. West
*Council Member L. McIntosh arrived at 6:35 p.m.

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

PLEDGE OF ALLEGIANCE:

Council Member R. Coe led the pledge of allegiance.

PUBLIC COMMENT

None.

Council Reorganization and Selection of Mayor and Vice Mayor.

Council Member R. Coe nominated R. West as Mayor. Council Member R. West stated he would like the nominations to remain status quo. Council Member R. Coe changed his nomination to select Council Member J. Henderson as Mayor. Seconded by Council Member J. Pendergraph. Vote called – AYES: Coe, Pendergraph, Henderson and West. ABSENT: McIntosh. Motion carried.

Council Member R. Coe nominated R. West as Vice Mayor, Seconded by Council Member J. Pendergraph. Vote called – AYES: Coe, Pendergraph, Henderson and West. ABSENT: McIntosh. Motion carried.

CONSENT CALENDAR

Motion was made by Council Member R. West, Seconded by Council Member J. Pendergraph to **approve minutes of the regular meeting on October 23, 2018; continuation of the Malone Culvert Failure and Emergency Replacement Project and Ordinance No. 469 Amending the Wheatland Municipal Code, Title 15-Building and Construction, Chapters 15.01 Through 15.20, 15.02 to Allow for Transfer of the Operational Authority of the City Building Department Services to the County of Yuba Building.** Vote called: AYES – All. Motion carried.

REGULAR CALENDAR

1) City Manager J. Goodwin introduced discussion of potential water and sewer rate adjustments. Terry Madsen from Clear Source presented audience and council members with information regarding a rate study overview, historical ENR CCI increases, study objectives, anticipated use of rate revenues, current and restructured water and sewer rates, water rate restructuring implications, restructured water and sewer rates

deficit, restructured water and sewer rates needed to break-even, proposed water and sewer rate schedule, comparison water rates, October 2019 (9 & 15 CCF) and comparison sewer rates, October 2019.

Motion was made by Council Member R. West, Seconded by Council Member R. Coe to **direct staff to prepare a formal water and sewer rate action for Council consideration on January 8, 2019, followed by notice of public hearing and right to protest, and potential adoption of rates on March 12, 2019.** Vote called: AYES: West, Coe, Henderson and Pendergraph. NOES: McIntosh. Motion carried.

PUBLIC HEARING

1) Community Development Director Tim Raney presented the staff report for consideration to adopt the City of Wheatland Climate Action Plan Initial Study/Negative Declaration and approve the Wheatland Climate Action Plan (CAP). Planning Associate/Air Quality Technician Jacob Byrne presented power point slides that explained by using SACOG grant funding, Planning staff prepared the CAP in order to establish consistency between the City's policies and statewide Greenhouse Gas (GHG) emissions reduction requirements. The Wheatland CAP would implement community-level strategies within the City to reduce the effects of GHG emissions on areas such as agriculture, public health, and water supply. The CAP would also identify how the City would achieve consistency with the statewide emissions limits and the 2017 Scoping Plan Update prepared by the California Air Resources Board (CARB), and would help streamline environmental review and reduce development review costs for future development projects in the City of Wheatland. A series of Ad Hoc Committee workshops were held in order for staff to obtain direction with respect to the community's goals regarding the design of emissions reductions strategies within the CAP. Notice of the workshops was posted publicly on the City of Wheatland website and in the local newspaper to allow the public the opportunity to participate in the workshops and provide comments about the CAP. Document components included climate change science and regulatory setting; regional impacts of climate change; emissions quantification and thresholds, emissions reduction strategies and implementation. The City prepared an IS/ND for the City of Wheatland CAP in accordance with the California Environmental Quality Act (CEQA). The IS/ND determined that the CAP would not result in a significant effect on the environment because the CAP is a long-range planning, policy-level document intended to establish consistency with adopted statewide policies and does not include any specific development proposals, nor does the project grant any entitlements for development. The IS/ND was routed for public review from October 5, 2018 to October 25, 2018, and the City of Wheatland did not receive any comment letters during the 20-day public review period. On November 6, 2018, the Wheatland Planning Commission heard staff's presentation and voted to recommend the City Council adopt the CAP IS/ND and approve the CAP. The City Council could choose not to adopt the CAP IS/ND and not approve the CAP. However, in the absence of an adopted CAP, the City would be unable to show consistency with adopted state regulations, namely Assembly Bill (AB) 32 and Senate Bill (SB) 32. In the absence of a citywide approach to establishing consistency with statewide regulations, future developments subject to environmental review will have to determine consistency with AB 32 and SB 32 on a case-by-case basis. Such project-specific environmental review may increase the cost of environmental review for future projects, decrease regulatory certainty (as new developments would be subject to statewide or regional regulations rather than City-specific regulations), and increase the vulnerability of such environmental review to legal challenge. The City Council could also choose to continue the public hearing date and direct staff to revise the CAP. Potential monetary savings related to increased energy efficiency at existing and future municipal buildings as well as reduced operational costs related to stormwater management, roadway maintenance, and water use. Potentially reduced costs to future developers related to environmental review of proposed projects. Potentially increased upfront construction costs due to increased efficiency requirements for new structures and increased efficiency requirements for new City-owned vehicles and equipment; however, such costs may be defrayed by reduced lifetime operating costs of more efficient equipment and facilities.

Council Member R. West commented on the Sierra Business Council, 2010 numbers per capita and questioned if developers could help fund the study.

Public Comment

None.

Motion was made by Council Member J. Pendergraph, Seconded by Council Member R. West to **adopt the CAP Initial Study/Negative Declaration and approve the Wheatland CAP**. Vote called – AYES: Pendergraph, West, Coe and McIntosh. ABSTAIN: J. Henderson. Motion carried.

REPORTS

Mayor J. Henderson reported on community attendance at the annual Christmas Tree Lighting.

ADJOURN

There being no further business, Council Member J. Henderson adjourned the meeting at 7:45 p.m.

Minutes approved and adopted this 8th day of January 2019.



Lisa J. Thomason, *City Clerk*



Joseph Henderson, *Mayor*