

2020 Wheatland Community and Economic Development Action Program			
Steps	Responsible Party	Implementation	Status
		The Hooper Street project is nearing completion. Remaining work includes the landscaping and final clean-up.	
6. Improve Community Infrastructure			
a. Work with a City Council Ad-hoc Committee to negotiate a feasible, regional wastewater treatment option	Community Development; City Engineer	A feasibility study was completed. Wheatland and OPUD recently executed a MOU to collaborate on a regional solution. YWA funded design engineering (\$2.3 grant/loan). Staff and consultants are finalizing rate modeling in August 2020	Underway
b. Complete update of Master Facilities Plan and Capital Improvement Plan	Community Development; City Engineer; Public Works	Much work is being focused on this project. Currently staff and engineers from OPUD, LCWD, Yuba County and Wheatland are meeting regularly to finalize design of regional infrastructure and determining financing alternatives. Former Yuba County CAO Robert Bendorf has been working as a project manager helping to bring all the parties together. Staff consults regularly with the Council Sewer Ad-hoc Committee on progress. No progress to report.	Awaiting Funding
c. Complete update of AB 1600 Development Impact Fee analysis	Community Development	No progress to report.	Awaiting Funding
d. Seek funding to complete Wheatland Comprehensive Water Project	Finance	The City Council approved a consultant, and the project is underway. Yuba Water Agency has funded project. Utility billing software has been selected, negotiated, and procured. Council selected preferred meter vendor. Construction currently is out to bid.	In progress

2020 Wheatland Community and Economic Development Action Program

Steps	Responsible Party	Implementation	Status
e. Seek funding to prepare a comprehensive General Plan Update	Community Development	No progress to report.	
7. Improve Recreational Opportunities			
a. Explore with levee districts the potential for bike and pedestrian trails along levees	Community Development	YWA has funded coordination of a countywide trails project that includes evaluation of Bear River opportunities.	Ongoing
b. Collaborate whenever appropriate with organizations offering recreational and community event programming in the City of Wheatland.	Community Development; Public Works	No progress to report. Due to COVID-19 no recreational programming is occurring. No progress to report.	Ongoing
c. Work through Pool Ad-hoc Committee to meet 7-year timeline for establishing a community pool in Wheatland.	City Manager	Staff is evaluating opportunities to apply for funding through the State Department of Parks and Recreation. Council approved the contract with MGD to assist with park projects. Staff will work with MDG to identify funding opportunities.	
IMPROVING THE DELIVERY OF CITY OF WHEATLAND MUNICIPAL SERVICES			
8. Align Revenue and Required Services			
a. Educate community of the importance of continuing the 1/2 cent sales and use tax for funding local services and consider placing extension of tax on the ballot in November.	All Departments	Join the Conversation efforts occurred throughout the spring. Council made the decision to move forward with a ballot measure on July 14 with final action on July 28. Measure O was placed by Council on the November 3 ballot. The community demonstrated overwhelming support by passing Measure O with nearly 80% of the vote. No progress to report.	
b. Complete departmental 10-year Capital Improvement Plan to plan better for major expenditures.		No progress to report.	
9. Nurture an Employment Environment Attractive to Retaining and Recruiting Talented Employees			
a. Develop compensation and benefit programs competitive with Public	City Manager; Finance	Staff began working on retirement program comparison of existing 401a/457 options as compared to current PERS	Ongoing

2020 Wheatland Community and Economic Development Action Program

Steps	Responsible Party	Implementation	Status
<i>Employment Retirement Service (PERS) member agencies as may be necessary and feasible to maintain competitive talent in the Wheatland workforce</i>		PEPRA rates. Project placed on hold due to COVID-19. This project stalled due to COVID-19 and uncertainty related to Measure O. Staff anticipates starting this work up again in 2021.	
<i>b. Ensure training and professional development occur at all employment levels</i>	All Departments	Training occurs annually in all departments. No additional update.	Ongoing
10. Utilize Appropriate Technology to Improve Services			
<i>a. Add online utility payment option to Wheatland website</i>	Finance	Online utility payment option will be incorporated in utility billing software upgrade funded by YWA. Staff is working with Tyler Technology to upgrade the City's financial software modules. This process will take several months. Online utility payment will be available when the utility billing module is upgraded in 2021.	
<i>b. Evaluate options to replace antiquated accounting software</i>	Finance	Upgrade has been funded by YWA. An upgrade contract with Tyler Technologies should come to Council for consideration in July. Council approved the contract with Tyler Technologies. The update will occur upon completion of new meter installation.	
<i>c. Utilize technology to improve transparency and community involvement</i>		Staff launched our eNEWS electronic newsletter late last year and has continued monthly in 2020. Wheatland PD Facebook page has 5100 followers and City of Wheatland Facebook page has 634 followers. All budgets, CAFRs and City Council adopted financial policies are online. With utility meter improvements, water/sewer utility customers will be able to access their utility billing information online. eNEWS is being sent to 106 recipients. The newsletter has an "open rate" of about 60%.	Ongoing

2020 Wheatland Community and Economic Development Action Program

Steps	Responsible Party	Implementation	Status
<p><i>i. Regularly update information on City of Wheatland website</i></p>	<p>City Clerk</p>	<p>Both the City of Wheatland and Wheatland PD Facebook pages were used extensively to share COVID-19 information with the community. No additional update.</p>	<p>Ongoing</p>
<p><i>ii. Use City Facebook pages regularly to convey information to the public</i></p>	<p>City Clerk; Police Department</p>	<p>City of Wheatland and Wheatland PD Facebook pages have been used consistently to share COVID-19 updates since March. The PD Facebook page has over 5,800 followers and has featured posts regarding COVID-19, criminal activity, and community engagement. The City of Wheatland page has 688 followers and 651 "likes". The City page included content regarding the election, Council action, COVID-19, community programs and links to eNEWS.</p>	<p>Ongoing</p>

Mid-Year Progress Report, 7.28.2020

Year End Progress Report, 11.24.2020



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

December 8, 2020

SUBJECT: Resolution Declaring 2020 Election Results

PREPARED BY: Lisa J. Thomason, City Clerk

Recommendation: Council adopt Resolution No. 48-20 declaring the results of the November 3, 2020 election.

Background/Discussion: Attached for Council consideration is the certificate of result of the canvass of election returns for the Wheatland City Council race from the Yuba County Clerk Terry A. Hansen. Also attached is a proposed Council resolution declaring elected those individuals to the office of City Council and Measure O.

Alternatives: None

Fiscal Impact: None

Attachment:

1. Resolution No. 48-20
2. Certified Election Results from Yuba County.

RESOLUTION NO. 48-20

**A RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF WHEATLAND
DECLARING RESULTS OF
NOVEMBER 3, 2020 ELECTION**

WHEREAS, on November 3, 2020 a general municipal election was held in and for the City of Wheatland, for the purpose of electing three full-term City Councilmember's; and

WHEREAS, the Yuba County Clerk's Certificate to Result of the Canvass of Election Returns dated November 30, 2020 is attached to this resolution and incorporated herein; and

WHEREAS, the Yuba County Clerk has conducted the general election and certified the following election results:

- A. Election of City Councilmember's (three seats open).

<u>Candidate</u>	<u>Votes Received</u>
Pamela Shelton	946
Lisa McIntosh	902
Rick West	859

- B. Measure O- – Half-Cent Sales Tax Extension to Maintain Funding for Local Services in Wheatland

<u>“Yes” votes received</u>	<u>“No” votes received</u>
1244	312

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Wheatland as follows:

1. The foregoing recitals are true and correct.
2. City Council Election: The three candidates receiving the highest number of votes were Pamela Shelton, Lisa McIntosh and Rick West and Mrs. Shelton, Mrs. McIntosh and Mr. West therefore are hereby declared elected to the office of City Council for a four-year term.
3. Measure O – the measure received a majority of Yes votes and is therefore Ordinance No. 476 previously approved by the City Council is hereby declared effective.

PASSED AND ADOPTED by the City Council of the City of Wheatland on this 8th day of December 2020, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Rick West, Mayor

ATTEST:

Lisa J. Thomason, City Clerk

The County of Yuba

ELECTIONS DIVISION

915 8th STREET, SUITE 107 - MARYSVILLE, CA 95901-5273



Ms. Terry A. Hansen

(530) 749-7855

November 30, 2020

City of Wheatland
111 C Street
Wheatland, CA 95692

Enclosed for your action is the November 3, 2020 Presidential General Election certified Statement of Vote for City Council and Measure O.

Winning candidates have been mailed a ceremonial Certificate of Election and have been directed to obtain their official Certificate of Election & Oath of Office from the City Clerk. An official Certificate of Election & Oath of Office is enclosed for each individual elected. After the oath of office has been administered please forward a copy of the completed certificate to our office.

An invoice for election services provided to the city will follow.

Sincerely,

Terry A. Hansen
Yuba County Registrar of Voters

**CERTIFICATION OF
COUNTY CLERK/REGISTRAR OF VOTERS OF THE
RESULTS OF THE CANVASS
OF THE NOVEMBER 3, 2020,
GENERAL ELECTION**

STATE OF CALIFORNIA

COUNTY OF Yuba

} SS.

I, Terry A. Hansen, County Clerk/Registrar of Voters of County of Yuba, do hereby certify that, in pursuance of the provisions of Elections Code section 15300, et seq., I did canvass the results of the votes cast in the General Election held in said County on November 3, 2020, for measures and contests that were submitted to the vote of the voters, and that the Statement of Votes Cast, to which this certificate is attached is full, true, and correct.

I hereby set my hand and official seal this 25th day of November, 2020, at the County of Yuba



County Clerk/Registrar of Voters
County of Yuba
State of California

1 City of Wheatland City Council 2 City Of Wheatland - Measure O										
					1	1	1		2	2
		Registered Voters	Voters Cast	Turnout (%)	PAMELA SHELTON	LISA MCINTOSH	RICK WEST		Yes	No
8403	Election Day	2069	261	12.61 %	144	147	125		182	58
8403	Vote by Mail	2069	1395	67.42 %	802	755	734		1062	253
Contest Total		2069	1656	80.04 %	946	902	859		1244	312

1 City of Wheatland City Council 2 City Of Wheatland - Measure O										
					1	1	1		2	2
		Registered Voters	Voters Cast	Turnout (%)	PAMELA SHELTON	LISA MCINTOSH	RICK WEST		Yes	No
8403	Election Day	2069	281	12.61 %	144	147	125		182	59
8403	Vote by Mail	2069	1395	67.42 %	802	755	734		1082	253
Contest Total		2069	1656	80.04 %	946	902	859		1244	312

Certificate of Election

STATE OF CALIFORNIA, }
County of Yuba } ss

I, Terry A. Hansen, County Clerk / Registrar of Voters in and for the County of Yuba in the State of California, do hereby certify that at the Statewide General Election held in and for said County on the 3rd day of November, 2020,

Lisa McIntosh

was elected to the office of

City of Wheatland Councilmember

as appears by the official record of the results of said election, on file in my office.

Witness my hand and official seal this 25th day of November, 2020.



Terry A. Hansen, County Clerk

Oath of Office

STATE OF CALIFORNIA, }
County of Yuba } ss

I, Lisa McIntosh, do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter.

City of Wheatland Councilmember

Lisa McIntosh

Subscribed and sworn to, before me, this _____ day of _____, 20_____.

Signature: _____

Printed Name / Title: _____

Certificate of Election

STATE OF CALIFORNIA, }
County of Yuba } ss

I, Terry A. Hansen, County Clerk / Registrar of Voters in and for the County of Yuba in the State of California, do hereby certify that at the Statewide General Election held in and for said County on the 3rd day of November, 2020,

Pamela Shelton

was elected to the office of

City of Wheatland Councilmember

as appears by the official record of the results of said election, on file in my office.

Witness my hand and official seal this 25th day of November, 2020.




Terry A. Hansen, County Clerk

Oath of Office

STATE OF CALIFORNIA, }
County of Yuba } ss

I, Pamela Shelton, do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter.

City of Wheatland Councilmember

Pamela Shelton

Subscribed and sworn to, before me, this _____ day of _____, 20_____.

Signature: _____

Printed Name / Title: _____

Certificate of Election

STATE OF CALIFORNIA, }
County of Yuba } ss

I, Terry A. Hansen, County Clerk / Registrar of Voters in and for the County of Yuba in the State of California, do hereby certify that at the Statewide General Election held in and for said County on the 3rd day of November, 2020,

Rick West

was elected to the office of

City of Wheatland Councilmember

as appears by the official record of the results of said election, on file in my office.

Witness my hand and official seal this 25th day of November, 2020.




Terry A. Hansen, County Clerk

Oath of Office

STATE OF CALIFORNIA, }
County of Yuba } ss

I, Rick West, do solemnly swear (or affirm) that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic; that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter.

City of Wheatland Councilmember

Rick West

Subscribed and sworn to, before me, this _____ day of _____, 20_____.

Signature: _____

Printed Name / Title: _____



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

December 8, 2020

SUBJECT: City Council consideration to adopt Ordinance No. 478 Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision (Caliterra Ranch).

PREPARED BY: Tim Raney, Community Development Director

Recommendation

Staff recommends that the City Council (1) adopt the attached Ordinance No. 478 Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision (Caliterra Ranch); and (2) waive the full second reading of the ordinance.

Discussion

On November 10, 2020, the City Council voted to introduce the attached Ordinance No. 478 Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision (Caliterra Ranch).

The proposed Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision, which is included as Exhibit 1 to Attachment 1, reduces the development impact fees by 50 percent for the first 145 units, as well as the following deal points.

Specific Performance Standards:

- The Caliterra Ranch property owner would record the sale of the phase 1 site of 145 lots to a home builder by March 31, 2021.
- The home builder would enter into a new subdivision improvement agreement with the City of Wheatland and begin construction by September 30, 2021
- The subdivision improvements for the first phase 145 lots will be completed and accepted by the City by September 30, 2022.
- The home builder would receive approval and fund building permits for a minimum of 10 of the 145 units by December 31, 2022.

Increased Impact Fee Collection for Phase 1:

- The project applicant has agreed to deferring the \$10,000 per unit credit for the first phase of 145 units.
- The \$10,000 fee credit would begin with the 146th building permit and continue until extinguished at the 450th building permit (credits are available for 305 units).
- City would therefore collect 50 percent of the current impact fee at the time of the issuance of the building permit. The 2020 fee is \$39,690 and is subject to annual adjustments. This fee would continue to be increased each year by the published ENR rate.

City staff has determined, that because the project only affects the City's collection of fees and charges, it can be seen with certainty that there is no possibility that the activity in question may have a significant impact on the environment. In addition, there have not been substantial changes to the project through the Development Agreement; therefore, the Jones Ranch program-level Environmental Impact Report and the Jones Ranch project-level Mitigated Negative Declaration are the appropriate environmental documents for the proposed Amendment No. 2.

Fiscal Impact

With approval of the proposed Development Agreement Amendment, the City of Wheatland would currently collect half of the Caliterra impact fee determined and increased annually. The current 2020 Caliterra impact fee is \$39,690; therefore, with approval of the Development Agreement Amendment, the City would currently collect \$19,845 paid per lot for the first 145 lots of the Caliterra Ranch Development (see Attachment 2).

Attachments

1. Ordinance No. 478 approving Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision.

Exhibit 1: Proposed Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision.
2. Caliterra Fiscal Comparison

ORDINANCE NO. 478

**AN ORDINANCE OF THE CITY OF WHEATLAND APPROVING AMENDMENT NO. 2 TO
THIRD AMENDED AND RESTATED CITY OF WHEATLAND DEVELOPMENT AGREEMENT
CONCERNING JONES RANCH SUBDIVISION**

The City Council of the City of Wheatland does ordain as follows:

Section 1. Purpose and Authority. The purpose of this Ordinance is to approve Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision. This ordinance is adopted pursuant to Government Code sections 65864 through 65869.5 and other applicable law.

Section 2. Findings. The City Council hereby finds and declares:

- A. The City of Wheatland and Lakemont Overland Crossing, LLC entered into the *City of Wheatland Development Agreement Concerning Jones Ranch Subdivision*, which was recorded in the Yuba County Recorder's Office on April 18, 2006. That Agreement was amended by Amendment No. 1 (recorded in the Yuba County Recorder's Office on September 11, 2008). That Agreement was further amended by the City of Wheatland and RBC Real Estate Finance, Inc. (recorded in the Yuba County Recorder's Office on November 24, 2010), which was amended again on February 3, 2015 by the City of Wheatland and Dale Investments, LLC. (Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision). On September 13, 2017 the City recorded Amendment No. 1 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision. For the reasons stated in the recitals of the Amendment, the parties desire to further amend the Development Agreement.
- B. The Planning Commission conducted a duly noticed public hearing concerning the proposed Development Agreement on October 20, 2020, and recommended City Council approval of Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement, a copy of which is attached Exhibit 1.
- C. The City Council has conducted a duly noticed public hearing in accordance with law, and now desires to approve Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement.
- D. The City Council has evaluated the Amendment No. 2 and the City General Plan and has determined that the Amendment No. 2 is consistent with the General Plan.
- E. There have been no substantial changes to the project through the Development Agreement. Therefore, the Jones Ranch program-level Environmental Impact Report and the Jones Ranch project-level Mitigated Negative Declaration are the appropriate environmental documents for the proposed project.
- F. The Agreement is consistent with and conforms to the requirements of Government Code Sections 65864-65869.5.
- G. The Agreement is consistent with the provisions of the City Council Establishing Procedures for Consideration of Development Agreements.

Section 3. Approval of Development Agreement. The City Council hereby approves Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement attached hereto as Exhibit 1 and incorporated herein by reference. The City Manager is authorized and directed to execute the Amendment No. 2 on behalf of the City of Wheatland.

The City Clerk shall cause the Development Agreement to be recorded in the Official Records of Yuba County upon execution, but in no event prior to the effective date of this ordinance.

Section 4. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption. Within fifteen (15) days from the passage of this ordinance, the City Clerk shall post a copy of it in at least three public places in the City of Wheatland.

INTRODUCED by the City Council on the 10th day of November 2020.

PASSED AND ADOPTED by the City Council of the City of Wheatland this 8th day of December, 2020 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Rick West, Mayor

Attest:

Lisa J. Thomason, City Clerk

EXHIBIT 1

**AMENDMENT NO. 2 TO THIRD AMENDED AND RESTATED CITY OF WHEATLAND
DEVELOPMENT AGREEMENT CONCERNING JONES RANCH SUBDIVISION**

Recording requested by, and when
recorded return to:

City of Wheatland
111 C Street
Wheatland, CA 95692

Exempt from recording fees (Government Code §§ 6103, 27383)

**AMENDMENT NO. 2 TO THIRD AMENDED AND RESTATED
CITY OF WHEATLAND DEVELOPMENT AGREEMENT
CONCERNING JONES RANCH SUBDIVISION**

This Amendment No. 2 to the Third Amended and Restated Development Agreement (the "Amendment") is made and entered into this _____, 2020 by and between the City of Wheatland, a general law city ("City"), and Dale Investments, LLC, a California limited liability company ("Developer") ("collectively the "Parties"), who agree as follows:

1. Recitals. This Amendment is made with reference to the following background recitals:

- 1.1. On November 25, 2014, the parties entered into the *Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision* (the "Agreement"), a copy of which is on file in the City Clerk's office. The Agreement was recorded in the Yuba County Recorder's Office on February 3, 2015 as Document No. 2015-001148.
- 1.2. On June 30, 2017, the parties entered into an Amendment No. 1 to the Agreement, a copy of which is on file in the City Clerk's office. That amendment was recorded in the Yuba County Recorder's Office on December 14, 2017 as Document No. 2017-016375.
- 1.3. At Developer's request, City and Developer have agreed to amend the Agreement to impose express deadlines and obligations on Developer for an initial 145-lot phase of the Project as conditions for City's agreement to reduce development fees that will be imposed for that portion of the Project.

2. Amendment to Agreement. The Parties amend the Agreement as follows:

2.1. Section 2.7.4 added to the Agreement to read as follows:

2.7.4. Conditional Reduction of City Development Fees for Successor Developer and 145-Lot Phase 1 Development.

2.7.4.1. At Developer's request, City and Developer have agreed to conditionally reduce the amount of City Development Fees that would be paid under this Agreement for an initial 145 lots ("Phase 1 Development") subject to the conditions in section 2.7.4.2. City and Developer agree that the City

Development Fees calculated and due under section 2.7.2.1 and paid per single family dwelling for no more than 145 lots in the Phase 1 Development shall be reduced by 50%, rounded to the nearest dollar. For example, given the City Development Fees for 2020 under section 2.7.2.1 would be \$39,690, as adjusted, Developer would be entitled to pay a reduced fee of \$19,845 under this section.

2.7.4.2. As consideration for City's agreement to accept the reduced fees calculated under section 2.7.4.1 as satisfaction of the City Development Fees owed for the Phase 1 Development, Developer agrees to meet all the following conditions:

(a) Developer shall execute the sale of the 145-lot Phase 1 Development to a successor developer (the "Successor Developer") and record the sale deed no later than March 31, 2021;

(b) Developer shall assign this Agreement as to the Phase 1 Development to Successor Developer, and Successor Developer shall assume Developer's obligations under this Agreement, as amended, as to the Phase 1 Development, all in compliance with Agreement section 9.2, no later than March 31, 2021;

(c) Successor Developer shall execute a new or amended Subdivision Improvement Agreement with City for the Phase 1 Development;

(d) following execution of a new or amended Subdivision Improvement Agreement with City, Successor Developer shall begin construction on the Phase 1 Development subdivision improvements no later than September 30, 2021;

(e) Successor Developer shall complete all subdivision improvements for the Phase 1 Development, and obtain City's acceptance of these improvements, no later than September 30, 2022;

(f) Successor Developer shall apply for and obtain from City no less than 10 building permits for the Phase 1 Development no later than December 31, 2022;

(g) The City does not apply the \$10,000 credit per single family development under section 3.6.3 to its calculation of the City Development Fees owed for the Phase 1 Development; and,

(h) Successor Developer is not in default under this Agreement.

2.7.4.3. City may, in its sole discretion, waive any of the conditions in section 2.7.4.2.

2.7.4.4. Should any of the conditions set forth in section 2.7.4.2 not be satisfied by Developer or Successor Developer or waived by City prior to the time that Successor Developer must pay any City Development Fee due under

section 2.7.2.1, then Successor Developer shall not be entitled to pay the reduced City Development Fee calculated under section 2.7.4.1. Nothing in this section shall be construed to limit City's default rights and remedies in the event of a default by Developer or Successor Developer.

2.2. Wherever the Agreement refers to "\$32,100 (as adjusted by the ENR index)" or "\$32,100 (as adjusted)," the phrase is amended to read "\$39,690 (as adjusted by the ENR index under section 2.7.2.1)."

3. No Effect on Other Provisions. Except for the amendment in Section 2, the remaining provisions of the Agreement shall be unaffected and remain in full force and effect.

CITY OF WHEATLAND

DEVELOPER

By:

James Goodwin

By:

Sundeep S. Dale
Owner, Dale Investments, LLC

Caliterra Ranch Fiscal Comparison Table

	Orchard	Subdivision Phase 1	Total Subdivision Buildout
Development Assumptions	<ul style="list-style-type: none"> • Phase 1 = 34 acres • \$20,000 value/acre • Removal of 50 lot final map 	<ul style="list-style-type: none"> • 145 lots with 50% Fee reduction • 2020 fee rates of \$19,845 Fee paid per lot • \$10,000 Fee credit deferred to lots 146-450 	<ul style="list-style-type: none"> • 552 lots • Payment of full Impact fee in accordance with the development agreement for units 146 through 552 • \$10,000 per unit credit applied to units 146 to 450
Impact Fees to be Collected	\$0.00	\$2,877,525.00	\$16,513,830.00 (lots 146 – 552) + <u>\$2,877,525.00 (lots 1 – 145)</u> \$19,031,240.00 (Total) (does not include credit of \$3,050,000 prepaid fees)
CSD Annual Assessment to be Collected (\$848.26 per lot)	\$0.00 per year	\$122,998.00 per year	\$468,240.00 per year
Property Tax			
<u>Assessed Value</u>	34 acres @\$20,000 per acre= \$680,000.00	145 lots @ \$450,000 per lot = \$65,250,000.00	552 lots @ \$450,000 per lot = \$117,234,864.00
<u>Property Tax of 0.0855 % of Assessed Value to be Collected</u>	\$581.00 per year	\$55,789.00 per year	\$212,382.00 per year



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

December 8, 2020

SUBJECT: Quarterly Crime Statistics Report

PREPARED BY: Damiean Sylvester, Police Chief

Background/ Discussion

The Police Department is required to report monthly Part 1 Crime stats to the Department of Justice. Below are the current Part 1 crime stats for the City of Wheatland through October 2020:

Part 1 crimes	5 yr ave.	2019	YTD
Homicide	0	0	0
Rape	0	0	1
Robbery	0.6	1	1
Assaults	10.4	15	14
Burglary	15.2	8	7
Thefts	26.4	26	24
Stolen Vehicles	8.6	9	7
Totals	61.2	59	54
Property Crimes	45.2	43	38
Arrests	81	154	330

The Chief of Police will be presenting and discussing crime stats quarterly at City Council meetings beginning in 2021. As you can see, in 2020 we are at about the 5-year average in our Part 1 crimes and property crimes, but we have exceeded our arrests by over 157%. Keeping our Part 1 crimes at the average in 2020 is quite the accomplishment considering county jails are releasing individuals who are in custody for low level non-violent offenses and not accepting anyone who is arrested unless they committed an offense involving violence.



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

December 8, 2020

SUBJECT: Vehicle Purchase
PREPARED BY: Damiean Sylvester, Police Chief

Recommendation

Authorize the City Manager to spend up to \$70,000 to purchase and outfit a 2020 Ford Police Interceptor Utility AWD vehicle for use by the Police Department.

Background

The City of Wheatland owns a variety of vehicles used for providing public safety services. A current list of police vehicles is shown below.

POLICE VEHICLES	
2007	Chevy Trailblazer
2012	Dodge Charger
2015	Ford Explorer
2016	Ford Explorer
2016	Ford Explorer
2020	Ford Explorer

Discussion

Staff is recommending Council approve adding one new patrol car to the police department's current fleet. Adding one new patrol car to the existing fleet will give the police department a patrol car to use when other cars are out for maintenance. It will also decrease the number of miles put on our current fleet, therefore increasing the life of our current fleet and reducing maintenance costs.

Price quotes were obtained from three local area Ford dealers: Geweke Ford, Folsom Ford and Future Ford. Folsom Ford met all the City's requirements at a cost of \$43,739. An additional \$20,000 to \$25,000 is being requested to outfit the vehicle with safety lighting, electronics, seating, barriers, graphics, and cargo storage.

Alternatives

1. Direct staff to purchase an alternative vehicle
2. Direct staff to not purchase a vehicle at this time

Fiscal Impact

The vehicle will be paid for from the Supplemental Law Enforcement Fund (SLES Fund). SLES funds are received from the State's COPS program. The use of SLES funds is limited to supplementing front-line municipal police activities. In FY 2020, SLES revenue exceeded budget projections by \$56,000 and there is sufficient fund balance from prior years to make up the \$14,000 difference.

Attachments

1. Quote Folsom Ford

PRICE QUOTATION
FOLSOM LAKE FORD
12755 FOLSOM BLVD.
FOLSOM, CA 95630
(916) 351-4202 - Direct

Date: 11/20/2020

To: Toni Gugliotti / Administrative Assistant / Wheatland Police Department
From: Mark A. Paoli / Government Sales Manager / Folsom Lake Ford
Subject: Pricing for 2020 Ford Interceptor (State of California Contract #1-18-23-14B)

\$34,287.53 - Bid Price (2020 Ford Police Interceptor Utility AWD / 3.3L V6 Gas Engine)
3,757.00 - Ready for the Road Package (67H)
1,245.00 - L.A.P.D. Paint Scheme (CAL) - Includes Lifetime Warranty
601.00 - Rear Quarter Glass Side Marker LED Lights (63L)
304.00 - Side Marker LED - Sideview Mirrors (63B)
59.00 - Heated Sideview Mirrors (549)
54.00 - Dome Lamp - Red/White in Cargo Area (17T)
54.00 - Keyed Alike - Code 1284X (59B)
\$40,361.53 - Selling Price (Stock# FL0216)
85.00 - Documentation Fee
\$40,446.53 - Subtotal
3,134.61 - Sales Tax (7.75%)
150.00 - Delivery to Wheatland, CA
8.75 - California Tire Fee
\$43,739.89 - Total Price (EACH) F.O.B. Wheatland, CA

Payment Terms: \$500.00 Discount Per Vehicle 20 Days or Net 30.

Note: Ballistic Door Panels (Level III+), Dark Car Feature, Dual Unity LED Spot Lamps, Ford Telematics (Includes Built In Modem and Complimentary Two-Year Subscription), Front License Plate Bracket, Noise Suppression, Rear View Camera (Displayed In Rear View Mirror), Reverse Sensing, SYNC (Bluetooth), Trailer Hitch (Class III - No Wiring), Upfitter Switches Mounted on Steering Wheel and a 5yr/100k/0ded Powertrain Warranty Included In Bid.

2020 POLICE INTERCEPTOR UTILITY EQUIPMENT GROUP

Series	Option Code	Police Interceptor 500A
Police Interceptor Utility AWD	K8A	S
AWD 3.3L V6 Direct-Injection Hybrid Engine System with 10-Speed Automatic Transmission (136-MPH Top Speed)	99W/44B	S
AWD 3.3L V6 Direct-Injection FFV with 10-Speed Automatic Transmission (136-MPH Top Speed) Note: Deletes Regenerative Braking and Lithium-Ion Battery Pack; adds 250-Amp Alternator, replaces H7 AGM battery (800 CCA/80-amp) with H7 SLI battery (730 CCA/80-amp) and replaces 19-gallon tank with 21.4-gallon tank	99B/44U	O
AWD 3.0L V6 EcoBoost® with 10-Speed Automatic Transmission – (148-MPH Top Speed) Note: Deletes Regenerative Braking and Lithium-Ion Battery Pack; adds 250-Amp Alternator, replaces H7 AGM battery (800 CCA/80-amp) with H7 SLI battery (730 CCA/80-amp) and replaces 19-gallon tank with 21.4-gallon tank	99C/44U	O
EQUIPMENT GROUP		
Interior Upgrade Package <ul style="list-style-type: none"> • 1st and 2nd Row Carpet Floor Covering • Cloth Seats – Rear • Center Floor Console less shifter w/unique Police console finish plate • Includes Console and Top Plate with 2 cup holders • Floor Mats, front and rear (carpeted) • Deletes the standard console mounting plate (85D) • SYNC® 3* <ul style="list-style-type: none"> – Enhanced Voice Recognition Communications and Entertainment System – 4.2" Color LCD Screen Center-Stack "Smart Display" – AppLink® – 911 Assist® Note: Non-SYNC Bluetooth® interface is standard; 65U replaces standard Bluetooth® interface with SYNC® Note: SYNC® AppLink® lets you control some of your favorite compatible mobile apps with your voice. It is compatible with select smartphone platforms. Commands may vary by phone and AppLink® software. Note: Not available with options: 67H, 67U, 85R	65U	O
Front Headlamp Lighting Solution <ul style="list-style-type: none"> • Includes LED Low beam/High beam headlamp, Wig-wag function and (2) Red/Blue/White LED side warning lights in each headlamp (factory configured: driver's side White/Red / passenger side White/Blue) • Includes pre-wire for grille LED lights, siren and speaker (60A) • Wiring, LED lights included (in headlamps only; grille lights not included). Controller "not" included Note: Not available with option: 67H Note: Recommend using Ultimate Wiring Package (67U)	66A	O
Tail Lamp / Police Interceptor Housing Only <ul style="list-style-type: none"> • Pre-existing holes with standard twist lock sealed capability (does not include LED strobe) (eliminates need to drill housing assemblies) Note: Not available with options: 66B and 67H	86T	O
Tail Lamp Lighting Solution <ul style="list-style-type: none"> • Includes LED lights plus two (2) rear integrated hemispheric lighthead white LED side warning lights in taillamps • LED lights only. Wiring, controller "not" included Note: Not available with option: 67H, 86T Note: Recommend using Ultimate Wiring Package (67U)	66B	O
Rear Lighting Solution <ul style="list-style-type: none"> • Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / passenger side blue) mounted to inside liftgate glass • Includes two (2) backlit flashing linear high-intensity LED lights (driver's side red / Passenger side blue) installed on inside lip of liftgate (lights activate when liftgate is open) • LED lights only. Wiring, controller "not" included Note: Not available with option: 67H Note: LED lights only – does "not" include wiring or controller Note: Recommend using Ultimate Wiring Package (67U)	66C	O
Ready for the Road Package: All-in Complete Package – Includes Police Interceptor Packages: 66A, 66B, 66C, plus <ul style="list-style-type: none"> • Whelen Cencom Light Controller Head with dimmable backlight • Whelen Cencom Relay Center / Siren / Amp w/Traffic Advisor control (mounted behind 2nd row seat) • Light Controller / Relay Cencom Wiring (wiring harness) w/additional input/output pigtails • High current pigtail • Whelen Specific WECAN Cable (console to cargo area) connects Cencom to Control Head • Pre-wiring for grille LED lights, siren and speaker (60A) • Rear console plate (85R) – contours through 2nd row; channel for wiring • Grille linear LED Lights (Red / Blue) and harness • 100-Watt Siren / Speaker • Hidden Door-Lock Plunger w/Rear-door controls inoperable (locks, handles and windows) (52P) Note: Not available with options: 66A, 66B, 66C, 67U and 65U	67H	O



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

December 8, 2020

SUBJECT: Wheatland Financing Corporation Annual Meeting

PREPARED BY: Susan Mahoney, Finance Director

Recommendation

Staff recommends that the Council designate the Mayor as President of the Corporation, the Vice Mayor as Vice President of the Corporation, the City Clerk as Secretary/Treasurer of the Corporation, and the Senior Account Clerk as Assistant Secretary/Treasurer of the Corporation.

Background/Discussion

In 2001 the City formed the Wheatland Financing Corporation as a not-for-profit financing authority for the purpose of securing financing for water and wastewater improvements. The financing was received and subsequent improvements were made. Each year the Corporation must hold an annual meeting and designate officers for the coming year. Typically, no other business is anticipated since the projects are complete. The debt for the projects was refunded in November 2019 and replaced with the City of Wheatland 2019 Revenue Refunding Bonds Series A (Wastewater System and Series B (Water System). Debt service for the refunding bonds is included in the fiscal year 2020-21 budget.

Alternatives

None

Fiscal Impact

There is no fiscal impact from designating the officers of the Corporation.

Attachments

1. Wheatland Financing Authority agenda

AGENDA

City of Wheatland Financing Corporation

December 8, 2020

Wheatland Community Center 111 C Street, Wheatland, CA

6:30 PM

CORONAVIRUS DISEASE (COVID-19) ADVISORY

Pursuant to Governor Newsom's Executive Order N-29-20, the meeting will be held via video- and teleconference. Members of the public are invited to participate via Zoom, which will be used to share slides and other information during the meeting. Use the link below to join the Zoom meeting. If you have a microphone that you can use with your computer, it should be possible to both listen to, and participate in, the meeting through Zoom. If you do not have a microphone, or a headset with a microphone that plugs into your computer via USB port, you will still be able to view the meeting materials on Zoom, but you will need to call into the toll-free telephone conference line to listen and comment during the meeting. Please do not simultaneously use a microphone through Zoom and the telephone conference line. That combination results in audio problems for all participants.

MEETING INFORMATION:

To join the meeting from your computer, tablet, or smartphone.

<https://zoom.us/j/99617255852?pwd=Y1BNcFI5YlNhdmorK2dNR2p6VkrR6Zz09>

Join the conference call:

1-408-638-0968 Meeting ID: 996 1725 5852

Passcode: 813021

AGENDA

City Council members and participants are encouraged to join the meeting 10 minutes early to resolve any technical issues before the session begins.

- I. Call to Order
- II. Report of status of projects
- III. Approval prior meeting minutes
- IV. Appointment of new officers
- V. Public comments
- VI. Other business
- VII. Adjournment

**This Agenda is being posted at City Hall and electronically on the City's website, in compliance with Executive Order N-29-20 and the "stay-in-home" Orders currently in effect for Yuba County and the State of California.

**Any individual with a disability who needs assistance or accommodation to participate in this video- and teleconference meeting should call the City Attorney, Jennifer Buckman, at 916-804-0173 or email her at jtb@bkslawfirm.com

**MINUTES OF THE ANNUAL MEETING OF THE
CITY OF WHEATLAND FINANCING CORPORATION
DECEMBER 10, 2019**

The annual meeting of the Board of Directors of the City of Wheatland Financing Corporation (the "Corporation") was duly noticed as provided by law to be held at the hour of 6:30 p.m. on December 10, 2019 at the Wheatland Community Center, 101 C Street, Wheatland, California.

The following Directors were present: Directors Coe, Henderson and McIntosh. Pendergraph and West.

Also present: City Clerk/Secretary/Treasurer Lisa Thomason.

DISCUSSION OF THE FINANCING CORPORATION

Finance Director, Susan Mahoney, presented the staff report for discussion of the City of Wheatland Financing Corporation.

It was moved by Board member R. Coe, seconded by J. Pendergraph to approve the minutes from the regular meeting of the Wheatland Financing Corporation on January 8, 2019. Vote called – AYES: All. Motion carried.

It was moved by Board member R. Coe, seconded by J. Pendergraph to designate the Mayor and Vice Mayor as the President and Vice President of the Corporation as well as Lisa Thomason, City Clerk and Rafaela Vargas, Deputy City Clerk as the Secretary/Treasurer and Assistant Secretary/Treasurer of the Corporation. Vote called – AYES: All. Motion carried.

PUBLIC COMMENT

None.

OTHER BUSINESS

None.

ADJOURNMENT

There being no further business to come before the Board of Directors, the meeting was adjourned.

Respectfully submitted,

Lisa J. Thomason, *Secretary/Treasurer*