



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

May 10, 2022

SUBJECT: Review of City of Wheatland's American Rescue Plan Act (ARPA) funding recommendations

PREPARED BY: Jim Goodwin, City Manager

Recommendation

Staff recommends the City Council review and discuss the following recommendations regarding the use of ARPA funding and provide direction to staff by either approving the recommendations as presented or requesting staff to revise the proposed project list.

Background/Discussion

In response to the COVID-19 pandemic, in 2021 Congress approved the American Rescue Plan Act (ARPA). As a result, Wheatland was awarded \$926,504. Previously, on February 8 of this year, the City Council accepted the Finance Director's recommendation to recognize all the funding as general revenue replacement per the U.S. Treasury Final Rule effective April 1, 2022 (staff report attached). In doing so, your City Council has discretion on how the funds are used. Funds cannot be held in reserve. All funds must be obligated by December 31, 2024, and fully expended by December 31, 2026.

The following projects are being recommended. The amounts shown are estimates. Most of the projects are outside the spending authority of the City Manager (maximum \$25,000) and thus award of contracts for actual work would come to the City Council for final approval. Under federal guidelines, the money is not obligated until it is under contract.

Staff is recommending the ARPA funding be allocated as follows:

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|-----------------------------|-----------|
| General Plan Update | \$350,000 |
| Water System Pressurization | \$110,000 |
| Body-worn Cameras | \$105,000 |
| New Patrol Car | \$68,000 |
| Community Center Upgrades | \$50,000 |
| Classification Study | \$50,000 |
| WFA Chief's Vehicle | \$50,000 |
| WFA Station Improvements | \$50,000 |
| Public Works Vehicle | \$45,000 |
| Website | \$30,000 |

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|--------------------------------|-----------|
| Sesquicentennial Mural Project | \$15,000 |
| Total Commitments | \$923,000 |
| Remaining Balance Available | \$3,504 |

General Plan Update

Every city and county in California must have a general plan, which is the local government's long-term framework for future growth and development. The general plan represents the community's view of its future and expresses the community's development goals. The general plan contains the goals and policies upon which the City Council and Planning Commission will base their land use decisions. California State law requires that each city adopt a general plan "for the physical development of the city and any land outside its boundaries that bears relation to its planning." Typically, a general plan is designed to address the issues facing the city for the next 15-25 years. The City of Wheatland's current general plan was adopted in 2006 and was intended to guide day-to-day decisions concerning Wheatland's development through the year 2025.

The general plan is made up of a collection of "elements," or chapters, of which eight are mandatory. The eight State-mandated elements are: land use, circulation, housing, conservation, open space, noise, safety, and environmental justice. Communities may include other elements that address issues of local concern, such as economic development or urban design. Communities can also organize their general plan any way they choose if the required topics are addressed.

The 2006 Wheatland General Plan includes the following nine chapters:

- Land Use and Community Character
- Transportation and Circulation
- Economic Development
- Public Facilities and Services
- Recreational, Educational, and Community Services
- Historic Preservation
- Environmental Resources
- Health and Safety
- Administration and Implementation

The general plan is not to be confused with zoning. Although both the general plan and the zoning ordinance designate how land may be developed, they do so in different ways. The general plan has a long-term outlook. It identifies the types of development that will be allowed, the spatial relationships among land uses, and the general pattern of future development. Zoning regulates development through specific standards such as lot size, building setback, and allowable uses. However, the land uses shown on the general plan diagrams will typically be reflected in the local zoning maps as well. Development must not only meet the specific requirements of the zoning ordinance but also the broader policies set forth in the general plan.

Wheatland has changed in many ways since the last general plan update in 2006, including:

- The Hop Farm and Johnson Rancho annexation
- Significant changes in housing industry standards (i.e., lot sizes)

- Intense pressure from the State regarding affordable housing
- The growth of Bishop's Pumpkin Farm
- Changes in how traffic impacts are measured
- The realization that the current General Plan failed to allow for enough opportunity for new business investment
- Plans for regionalization of sewer infrastructure
- Changes in flooding risk
- The need to resolve disputes with regional reclamation districts regarding drainage associated with Wheatland's growth
- A current lack of planning for parks and recreation

These changes, plus the fact that the existing General Plan will reach the end of its planning cycle in 2025, creates a need for a comprehensive General Plan Update. A full update would include the nine existing chapters identified above and the new State required Environmental Justice chapter.

1. Land Use and Community Character
2. Transportation and Circulation
3. Economic Development
4. Public Facilities and Services
5. Recreational, Educational, and Community Services
6. Historic Preservation
7. Environmental Resources
8. Environmental Justice
9. Health and Safety
10. Administration

The benefits of updating the general plan are many, including a current and accurate framework for the future development of Wheatland, which will:

- Provide citizens with information about their community and opportunities to participate in setting goals and determining policies and standards for the community's development
- Provide local decision makers and the community with a forum for resolving conflicts among competing interests and values
- Expand the capacity of local government to analyze local and regional conditions and needs to respond effectively to the problems and opportunities facing the community
- Foster coordination of community development and environmental protection activities among local, regional, State, and Federal agencies
- Define the community's environmental, social, and economic goals
- Record the local government's policies and standards for the maintenance and improvement of existing development and the location and characteristics of future development
- Guide and coordinate the many actions and day-to-day decisions of local government that are necessary to develop and protect the community

General plans benefit local communities by promoting better projects, streamlined processes, integrated planning, and improved access and use of available resources. Furthermore, local policies affect building decisions, energy efficiency, and the development of infrastructure.

Staff anticipates that if the City of Wheatland commits to a General Plan update, \$50,000 is available immediately from Johnson Rancho, and \$100,000 is available from SACOG. In addition, staff anticipates Bishop's Pumpkin Farm will commit an amount still to be determined toward the project based on plans for the properties they now own in the southwest quadrant of the city.

Total Cost: \$600,000
ARPA Set Aside: \$350,000

Water System Pressurization

As you are aware, the Comprehensive Water Project is underway. Funded by grants from the California Department of Water Resources (DWR) and Yuba Water Agency (YWA), the project will replace all water meters in the community, establish a radio-read system for the meters, update the city's antiquated utility billing and accounting software and take the current elevated tower out of service. Pending receipt of meters that have been delayed due to supply chain issues, the metering project will be completed this year and the elevated tower portion will be completed by spring 2023.

After the scoping of the current project, Public Works, Fire and Engineering determined there are pressure deficiencies in the water delivery system on the west side of the community. They believe this problem can be addressed by amending the current project to remove the centralized pressure distribution and manage pressure throughout the city at the individual well sites. The proposed expenditure would include these additional improvements with completion of the Comprehensive Water Project.

Total Cost: \$110,000
ARPA Set Aside \$110,000

Body Worn Cameras for Wheatland Police Officers

Implementing a body worn camera program will improve officer safety, increase protection for civil liability, and provide for increased accountability and transparency for the Wheatland Police Department.

Body worn cameras are now being utilized across the country. Capturing critical incidents on video from the officer's perspective is a proven method to provide needed evidence in the prosecution of crimes and in the defense of actions by police officers.

The estimate below includes purchase of the hardware and data storage for five years.

Total Cost: \$105,000
ARPA Set Aside \$105,000

New Patrol Car

Currently the city owns five patrol cars. Adding one new patrol car to the fleet will give the police department a patrol car to use when other cars are out of service for maintenance. It will also decrease the number of miles put on our current fleet, therefore increasing the life of the fleet, and reducing maintenance costs. Adding to the fleet provides additional flexibility.

Total Cost \$68,000
ARPA Set Aside \$68,000

Community Center Improvements

The Wheatland Community Center was completed in 2006 and no substantive improvements have been made since that time.

The Community Center Conference room is the main location for small group meetings for the city, including closed session meetings of the City Council. Currently, the furniture is in poor condition, the carpet is worn out and the room needs painting. The Community Center kitchen does not include a commercial range or exhaust fan. The lack of these features prohibits preparation of food on site for events held at the facility. Staff anticipates a commercial kitchen will improve rentals and facilitate more use of the Community Center.

Total Cost: \$50,000
ARPA Set Aside \$50,000

New Chief's Vehicle for Wheatland Fire Authority

Wheatland Fire Authority (WFA) needs to replace the Fire Chief vehicle. The current Chief 400 vehicle is a 2008 Ford F150 XL 4x4 with 151,753 miles. This vehicle responds to 98% of all WFA calls for service day and night. It has a slidable bed organizer that carries everything from medical equipment to specialty rescue items. The truck is the main command post for medium to large scale incidents in our jurisdiction and is usually the first on scene. It is also used for non-accessible locations that the fire engines cannot access in our rural areas. Chief 400 is sometimes the only WFA vehicle that responds during afterhours. The current issue with this vehicle is that the maintenance and cost of repairs has almost doubled in the last year due to the age and wear and tear of responding to incidents.

The estimated cost of the vehicle and outfitting is \$100,000. Plumas-Brophy Fire Protection District (our partner in WFA) has agreed to pay 50 percent of the cost.

Total Cost: \$100,000
ARPA Set Aside \$50,000

Wheatland Fire Authority Station Improvements

The City of Wheatland own WFA Station #1, although under the terms of the JPA agreement WFA is responsible for repair and maintenance of the facility. The facility needs improvements, including replacement of siding, paint, signage, and a front awning. Using ARPA funding for these improvements will remove this cost from the operating budget.

Total Cost: \$50,000
ARPA Set Aside \$50,000

Wheatland Classification Study

In a public agency, classification studies are completed periodically to ensure job descriptions and compensation are aligned with current practices and market conditions. Wheatland has not completed a classification study since 2006. An updated classification study is key to establishing a baseline for discussion of fair and competitive compensation.

Total Cost: \$50,000
ARPA Set Aside \$50,000

New Public Works Vehicles

Currently two vehicles in our Public Works Department fleet are rated by the Public Works Director as in poor condition and should be replaced. The Director believes he can replace both vehicles with two small utility pickups within this funding allocation.

Total Cost: \$45,000
ARPA Set Aside \$45,000

City of Wheatland Website Update

The city’s website is long-overdue for updating. The current website design has not been updated since 2007. Updating the site will focus on ease of maintenance, design, and functionality.

Total Cost: \$30,000
ARPA Set Aside \$30,000

Sesquicentennial Mural Project

2024 will mark the 150th anniversary of the incorporation of the City of Wheatland. To commemorate the anniversary, Yuba Sutter Arts is interested in partnering with the city on a public mural project. Yuba Sutter Arts will match, dollar for dollar, the money committed by Wheatland. A presentation A \$30,000 total project should yield up to six murals celebrating Wheatland’s 150-year history.

Total Cost: \$30,000
ARPA Set Aside \$15,000

Alternatives

The City Council may choose not to approve some or all of the funding recommendations and direct staff to return with alternative recommendations.

Fiscal Impact

Approving the projects as presented will commit an estimated \$923,000, leaving a balance of \$3,504 for additional project recommendations. This balance, plus any savings that may be realized from the projects above, will be available for one or more additional projects. Projects funded with ARPA funds remove the burden of funding the projects with other local resources.

Attachments

1. February 8, 2022, Staff Report



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

February 8, 2022

SUBJECT: American Rescue Plan Act, State and Local Fiscal Recovery Funds (SLFRF)

PREPARED BY: Susan Mahoney, Finance Director

Recommendation

Receive and file this staff report which outlines the U.S. Treasury's Final Rule regarding American Rescue Plan Act (ARPA) eligible spending use categories.

Background/Discussion

ARPA was signed into law on March 11, 2021. The \$1.9 trillion economic relief package included \$350 billion in direct aid to local governments. Allocations were based on each local government's population. The City Wheatland's share is \$926,504. Payments will be made in two tranches. The first tranche (\$463,252) was received in May 2021. The second tranche (\$463,252) is expected in June 2022.

The U.S. Treasury issued an Interim Final Rule on May 10, 2021, which identified four eligible use categories:

- A. Responding to the public health emergency and any negative economic impacts
- B. Providing premium pay to essential workers
- C. Replenishing general revenue reductions (revenue loss) resulting from COVID-19
- D. Improving water, sewer, or broadband infrastructure

The calculated Category C revenue loss for the City of Wheatland was \$667,441. This information was presented to Council on November 23, 2021.

In January 2022, the U.S. Treasury issued a Final Rule which becomes effective April 1, 2022. The Final Rule allows all recipients to claim a standard allowance of up to \$10 million for Category C general revenue losses. As a result, the City's full share of ARPA money, \$926,504, can be used for any government purpose except for debt service, paying for judgements, and replacing rainy day funds. Funds must be obligated by December 31, 2024 and spent by December 31, 2026.

Alternatives

Provide alternative direction to staff.

Fiscal Impact

Staff will present a list of proposed ARPA expenditures for Council approval at a later date. Fiscal impacts will be determined at that time.

Attachments

None