



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

August 23, 2022

SUBJECT: 2022 City of Wheatland Community and Economic Development Action Program Mid-Year Progress Report

PREPARED BY: Jim Goodwin, City Manager

Recommendation

This is an informational item only. No action is required.

Background/Discussion

The annual Community and Economic Development Action Program was introduced in 2019 as a tool to prioritize staff efforts throughout the year and track progress. The introduction of the plan followed the Annual Planning Session conducted in 2018. The plan was updated after the 2019 Annual Session.

As a result of COVID-19, the Annual Planning Session was not held in 2020 or 2021. Staff is hoping this annual event will restart this year in December.

The updates included in the 2022 plan were the result of removing completed projects from prior programs and including new projects that had been identified. The program's formatting was also changed to allow better tracking of target completion dates and progress.

The attached progress report informs the City Council of the implementation of the program to date. Current progress is shown in red text. A second report will be presented in November prior to annual planning discussions in December.

Attachments

- 1. 2022 City of Wheatland Community and Economic Development Action Program Mid-Year Progress Report**



2022 Wheatland Community and Economic Development Action Program

Vision

Wheatland adopted a vision with the General Plan in 2006. 16 years later that vision remains valid and useful for planning. The vision is as follows:

Wheatland is committed to be a forward-thinking city that values its small-town feel and its agricultural historical heritage. The Community Vision of the City of Wheatland is guided by the following:

- 1. Wheatland's strong neighborhoods are the center of community identity.*
- 2. Wheatland's historical city core is enlivened to ensure Wheatland has an identifiable sense of place.*
- 3. Open spaces within Wheatland provide visual relief from urban spaces.*
- 4. Wheatland's natural environment is continually improved through the regeneration of natural systems.*
- 5. Wheatland is connected to the world while providing energy and economic opportunities locally.*
- 6. Wheatland has many transportation options, including pedestrian, bicycle, public transit, private autos, and new transportation technologies as they become available.*
- 7. Wheatland is not dependent on continued future growth to fund current city services, operations, or liabilities.*

Community and Economic Development Action Program

The *Wheatland Community and Economic Development Action Program (Action Program)* is designed to restate the General Plan vision, along with other identified priorities, as achievable action steps. The Action Program was developed first in 2019 and is maintained through annual planning sessions with the City Council and staff.

The *Action Program* is ambitious, and it is important not to expect accomplishment of all action steps within a single year. The *Action Program* is a living document, updated annually, to reflect accomplishments, new opportunities, and refined priorities. It is structured in two major areas of focus: improving the community; and improving the delivery of municipal services. No action step should be considered isolated as many steps are interrelated and dependent upon one another.

**2022 Wheatland Community and
Economic Development Action Program**

Steps	Responsible Party	Implementation	Target Completion Date	Status Date
IMPROVING THE WHEATLAND COMMUNITY				
1. Build Strong Neighborhoods Throughout Wheatland				
a. <i>Ensure application of Community Design Standards to all residential and employment development and building projects.</i>	Community Development	Design standards have been applied to new projects including Caliterra and the Bear Ridge Family Apartments.	Ongoing	8/9/2022
b. <i>Continue to work with development interests to reduce or defer, when possible, up-front costs that may hinder their investment in Wheatland</i>	Community Development	Consistent with the Wheatland Municipal Code, Bear Ridge Family Apartments paid some impact fees with issuance of the building permit and will pay the remaining fees prior to certificate of occupancy.	Ongoing	8/9/2022
c. <i>Review lot size standards with the goal of ensuring a variety of single-family home price points within the community.</i>	Community Development	This topic will be included in the General Plan Update discussions.	2022	8/9/2022
2. Connect Wheatland's History and Future				
a. <i>Work with commercial property owners to explore strategies for improving the historic Wheatland community as the community grows and expands. Strategies should include both capital improvements and policy considerations.</i>	Community Development	This topic will be included in the General Plan Update.	Ongoing	8/9/2022
b. <i>Preserve the water tower as an identifying feature in the historic community and consider adding art to enhance its appearance.</i>	City Engineer	Phase 2 of the Comprehensive Drinking Water project should be complete by summer 2023, including preservation of the tank.	2022	8/9/2022
c. <i>Develop and implement plans to celebrate Wheatland's Sesquicentennial in 2024</i>	City Manager	Some initial outreach has occurred with the Wheatland Museum and Yuba Sutter Arts.	2024	8/9/2022

**2022 Wheatland Community and
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Steps	Responsible Party	Implementation	Target Completion Date	Status Date
d. <i>Continue efforts to collaborate with Bishop's Pumpkin Farm to ease impacts and celebrate the connection to Wheatland's agricultural roots</i>	City Manager/Community Development	Staff conducted public outreach meetings in May, June and July. New this year is the addition of an employee only entrance, taking pressure off of Main Street.	Ongoing	8/9/2022
3. Promote Economic Growth				
a. <i>Economic Development Committee of the City Council will meet 2 – 4 times as a means of fostering collaboration with other economic development service providers in the region and for setting priorities for use of Wheatland Economic Development Fund</i>	City Manager	The Economic Development Committee has met once this year.	Ongoing	8/9/2022
b. <i>Complete SACOG-funded Town Center Zoning Project.</i>	Community Development	This funding has been redirected to the General Plan Update.	2023	8/9/2022
c. <i>Work to improve the inventory of property that is properly zoned for business investment and served by utilities, including land available for industrial and/or light manufacturing uses.</i>	Community Development	This topic will be included in the General Plan Update discussions.	Ongoing	8/9/2022
d. <i>Actively work to establish housing and services valued by Beale AFB personnel and capture current Beale personnel sales tax leakage.</i>	Community Development	This topic will be included in the General Plan Update discussions.	Ongoing	8/9/2022
e. <i>Continue efforts to site a UC/USAF research site in Wheatland</i>	Community Development	The City Council approved an MOU in July between the city, Yuba Water Agency and UC CITRIS to work together on a research facility in Wheatland.	Ongoing	8/9/2022

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Steps	Responsible Party	Implementation	Target Completion Date	Status Date
f. <i>Provide public safety necessary to ensure Wheatland remains an attractive community in which to both live and work</i>	WPD; WFA	In 2021 the PD transitioned to a patrol Beat format, separating the city into two beats. The division is the center divider of Hwy 65, everything East of Hwy 65 including N/B Hwy 65 traffic is Beat 1 and everything West of Hwy 65 including S/B Hwy 65 is beat 2. Officers are assigned a beat and are required to patrol their assigned beat the majority of their shift. Having beat assignments is a better way to have accountability and equally patrol the City. The PD proactively patrols our community to reduce crime and prevent it from occurring. When the PD identifies someone who victimizes our community, they relentlessly pursue them until they can make an arrest and hold them accountable.	Ongoing	8/9/2022
g. <i>Seek opportunities to locate new, local sales tax and/or TOT producing businesses in Wheatland</i>	City Manager/Community Development		Ongoing	
4. Create and Protect Open Space Within the City of Wheatland				
a. <i>Complete updated Drainage Master Plan with focus on joint-use park and drainage facilities where appropriate</i>	Community Development; City Engineer	This project will be included in the General Plan Update.	Pending Identification of Funding	8/9/2022
b. <i>Complete Parks and Recreation Master Plan</i>	Community Development	This project will be included in the General Plan Update	Pending Identification of Funding	8/9/2022

2022 Wheatland Community and Economic Development Action Program

Steps	Responsible Party	Implementation	Target Completion Date	Status Date
5. Improve Transportation Infrastructure				
a. <i>Adopt and implement pavement management plan</i>	City Engineer	Pavement Management Plan has been adopted by the City Council and is being implemented in FY 2022-2023.	Ongoing	8/9/2022
b. <i>Actively develop project concepts that meet the criteria of SACOG regional and local grant programs</i>	Community Development; City Engineer	Staff has met with SACOG on project scoping that meets SACOG goals. In addition, the	Ongoing	
c. <i>Complete SACOG-funded preliminary engineering for First Street/Wheatland Road complete streets improvements</i>	City Engineer; Public Works	RFP for engineering services is complete. Engineering to begin in winter, 2022.	2023	
d. <i>Construct new signal at McDevitt/Highway 65</i>	City Engineer	The City Council approved funding and Cooperative Agreement has been executed with Caltrans for construction of the new signal.	2026	8/9/2022
6. Improve Community Policies and Infrastructure				
a. <i>Work with a City Council Ad-hoc Committee to negotiate a feasible, regional wastewater treatment option</i>	City Manager; Community Development; City Engineer	Significant progress is occurring. Design is nearing 90%, and most importantly, "principle-forgiveness loan" (grant) financing is being pursued for the entire project.	2025	8/9/2022
b. <i>Complete update of Master Facilities Plan and Capital Improvement Plan</i>	Community Development; City Engineer; Public Works	This project will be included in the General Plan Update.	Pending Identification of Funding	8/9/2022
c. <i>Complete update of AB 1600 Development Impact Fee analysis</i>	Community Development	An updated fee study was adopted by the City Council on June 28, 2022. Implementing ordinance and resolution to be considered by the City Council in July and August.	2022	8/9/2022
d. <i>Complete implementation of Comprehensive Water Project Funded by DWR and YWA</i>	Community Development; finance	Phase 1 (meter installations/antennae/software) will be complete this summer, and Phase 2 should be complete by the end of this year.	2022	8/9/2022

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Steps	Responsible Party	Implementation	Target Completion Date	Status Date
e. <i>Complete a General Plan Update</i>	Community Development	The City Council approved use of ARPA funding for this GP Update. Implementing actions to come before the City Council this summer and fall.	Pending Identification of Funding	8/9/2022
f. <i>Complete comprehensive zoning code update</i>	Community Development	This project will follow adoption of the new General Plan.	Pending Identification of Funding	
7. Improve Recreational Opportunities				
a. <i>Collaborate with YWA on development of the potential for bike and pedestrian trails along levees</i>	Community Development	No progress to report.	Ongoing	8/9/2022
b. <i>Collaborate whenever appropriate with organizations offering recreational and community event programming in the City of Wheatland and maximize use of City-owned facilities for recreational programming</i>	City Manager	The city collaborated with numerous agencies on submission of the Prop 68 RRT funding application to the California Department of Parks and Recreation. First Five uses the Community Center to bring services to young families frequently.	Ongoing	8/9/2022
c. <i>Work through Pool Ad-hoc Committee to meet 7-year timeline for establishing a community pool in Wheatland.</i>	City Manager	Staff is waiting for award announcements from the State Department of Parks and Recreation on Prop 68 RRT grant applications.	2024	8/9/2022
d. <i>Complete Parks and Recreation Master Plan.</i>	Community Development; Public Works; Finance City Manager	This project to be included in General Plan Update.	Pending Identification of Funding	8/9/2022
e. <i>Complete Prop 68-funded park improvements at Spruce Park neighborhood park (McDevitt).</i>	City Manager/Public Works	Contract was award to CO-T Construction on July 12. Project should be complete by November.	2022	8/9/2022
IMPROVING THE DELIVERY OF CITY OF WHEATLAND MINICIPAL SERVICES				
8. Align Revenue and Required Services				

2022 Wheatland Community and Economic Development Action Program

Steps	Responsible Party	Implementation	Target Completion Date	Status Date
a. <i>Complete departmental 10-year Capital Improvement and Staffing Plan to better anticipate major expenditures.</i>	All Departments	No progress to report.	2022	8/9/2022
9. Nurture an Employment Environment Attractive to Retaining and Recruiting Talented Employees				
a. <i>Develop and maintain compensation and benefit programs competitive with Public Employment Retirement Service (PERS) member agencies as may be necessary and feasible to maintain competitive talent in the Wheatland workforce</i>	City Manager; Finance	Agreements were negotiated with bargaining units for FY 2022-2023. Employees opted not to seek improved retirement benefits as this time.	Ongoing	8/9/2022
b. <i>Ensure training and professional development occur at all employment levels</i>	All Departments	Training is ongoing in all departments.	Ongoing	8/9/2022
10. Utilize Appropriate Technology to Improve Services				
a. <i>Utilize technology to improve transparency and community involvement</i>	City Clerk	The city continues to provide community outreach on the website and through social media. 105 responses have been received to our recent Resident Satisfaction Survey.	Ongoing	8/9/2022
i. <i>Complete re-design of City of Wheatland website</i>	City Clerk	No progress to report.	2022	8/9/2022
ii. <i>Continue monthly eNEWS publication</i>	City Clerk	eNEWS is published monthly. There are currently 227 subscribers.	Ongoing	8/9/2022
iii. <i>Use City Facebook pages regularly to convey information to the public</i>	City Clerk; Police Department	FB is used frequently by City Hall and PD staff. The City FB page has 996 followers.	Ongoing	8/9/2022