



# CITY OF WHEATLAND

## CITY COUNCIL MEETING STAFF REPORT

August 8, 2017

**SUBJECT:** Adopt the attached Resolution approving a Joint Exercise of Powers Agreement between the City of Wheatland and the County of Yuba for the purpose of implementing shared transportation infrastructure improvements and Designate Two Members of the City Council to serve as the City Designated Directors

**PREPARED BY:** Greg Greeson, City Manager  
Tim Raney, Community Development Director

---

### **Recommendation**

Adopt the attached Resolution approving a Joint Exercise of Powers Agreement between the City of Wheatland and the County of Yuba creating the South Yuba Transportation Improvement Authority and designating two members of the Council to serve as the City designated Directors.

### **Background/Discussion**

In both the City's and Yuba County's General Plans there is planned growth in both additional housing as well as additional businesses. This planned growth will generate additional vehicle traffic and both General Plans identify the need to expand roads to accommodate the additional vehicle trips. While there are numerous roads identified for expansion in the respective General Plans, there are a few key projects that are of a magnitude of both importance as well as sheer scale that they are necessary to the successful growth in both the City and the County. The City and the County recognize this as well as recognize that there are benefits to both entities working jointly to implement these key projects.

Specifically, the key projects being contemplated are three projects that will more than likely be physically connected to one another and address traffic flow through the Highway 65 corridor and connectivity between Highways 65 and 70. They are the Wheatland Bypass, South Beale Road Interchange, and a connector road (to be named) between South Beale Road at Highway 65 and Plumas Lake Blvd at Highway 70.

City and County staff have developed a proposed Joint Exercise of Powers Agreement (JPA) that would be the proposed mechanism for the two entities to work together on the shared projects. The form of the proposed JPA mirrors that of the JPA the County entered

into with Reclamation District 784 to form the Three Rivers Levee Improvement Authority (TRLIA). The one exception to the form being that TRLIA has a five member Board of Directors and the proposed JPA for the City and County has four members, two from each entity. The proposed JPA is entitled the South Yuba Transportation Improvement Authority.

This item was discussed and recommended for approval at the special joint meeting held by the City Council and the Yuba County Board of Supervisors on July 18, 2017.

### **FISCAL IMPACT**

It is envisioned, that existing City and County staff will support the initial efforts of the JPA (this is similar to how TRLIA began as well). If funds are needed to initiate first steps the JPA takes on the projects such as route studies or financing plans, development impact fees previously collected may be utilized. Addressing the overall financing of the projects will be the responsibility of the JPA.

### **Attachments**

1. Resolution No. \_\_ Approving South Yuba Transportation Improvement Authority JPA
2. Proposed South Yuba Transportation Improvement Authority JPA

**RESOLUTION NO. 12-17**

**RESOLUTION APPROVING A JOINT EXERCISE  
OF POWERS AGREEMENT CREATING THE  
SOUTH YUBA TRANSPORTATION  
IMPROVEMENT AUTHORITY AND DESIGNATING TWO MEMBERS OF THE  
COUNCIL TO SERVE AS THE CITY  
DESIGNATED DIRECTORS OF THE AUTHORITY**

**WHEREAS**, the City of Wheatland's General Plan as well as the Yuba County's General Plan anticipate substantial growth in population within the City's limits as well as within the unincorporated areas in the southern portion of the County in the future; and

**WHEREAS**, as anticipated in both General Plans, the increase in population will result in additional vehicle traffic that will necessitate the expansion of existing roadways as well as the addition of entirely new roadways; and

**WHEREAS**, some of these potential expansions and additional roadways will be needed to accommodate the additional vehicle traffic within both the incorporated area of Wheatland and the unincorporated areas of Yuba County; and

**WHEREAS**, where there is overlap in roadway improvements that are necessary to accommodate population growth or other public interest, it is beneficial to both the City and the County to work jointly on the needed projects; and

**WHEREAS**, when working jointly on projects of shared interest, it is in the best interest of the entities involved to enter into an agreement of joint exercise of powers, formed under Articles 1-4 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the Government Code of the State of California; and

**WHEREAS**, attached as Exhibit A to this Resolution is a Joint Exercise of Powers Agreement (JPA) by and between the City of Wheatland and the County of Yuba creating the South Yuba Transportation Improvement Authority; and

**WHEREAS**, the purpose of the South Yuba Transportation Improvement Authority will be to address needed shared roadway infrastructure to accommodate population growth projected to occur in the City and County pursuant to their respective adopted General Plans; and

**WHEREAS**, through the JPA, acting jointly may result in road projects being more cost-effective for both the City and the County.

**WHEREAS**, pursuant to the JPA, the South Yuba Transportation Improvement Authority is administered by a Board of Directors comprised of two members of the Wheatland City Council and two members of the Yuba County Board of Supervisors. Each member jurisdiction

shall designate the members that will serve as the Directors of the Authority being created by the Agreement

**NOW, THEREFORE, BE IT RESOLVED**, that the City Council of the City of Wheatland, based on the foregoing findings, does hereby resolve that it is in the best interest of the City of Wheatland to enter into the attached Joint Exercise of Powers Agreement with the County of Yuba creating the South Yuba Transportation Improvement Authority; and

**BE IT FURTHER RESOLVED**, that the City Council of the City of Wheatland, hereby designate City Council members \_\_\_\_\_ and \_\_\_\_\_ to serve as the initial City-designated Directors of the South Yuba Transportation Improvement Authority, with such initial designation to run until there is any subsequent resolution or other written evidence of action by the City of Wheatland designating successors.

**PASSED AND ADOPTED** at a regular meeting of the City Council of the City of Wheatland, State of California on the 14<sup>th</sup> day of August, 2017 by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

By: \_\_\_\_\_  
Rick West, Mayor

ATTEST:

\_\_\_\_\_  
Lisa J. Thomason, City Clerk

---

---

**JOINT EXERCISE OF POWERS AGREEMENT**

**by and between the**

**COUNTY OF YUBA**

**and**

**CITY OF WHEATLAND**

---

---

**creating the**

**SOUTH YUBA TRANSPORTATION IMPROVEMENT AUTHORITY**

TABLE OF CONTENTS

ARTICLE I  
DEFINITIONS

Section 1.01. Definitions..... 1

ARTICLE II  
GENERAL PROVISIONS

Section 2.01. Purpose..... 23  
Section 2.02. Creation of Authority ..... 3  
Section 2.03. Board of Directors ..... 3  
Section 2.04. Meetings of the Board ..... 4  
Section 2.05. Actions Taken ..... 54  
Section 2.06. Voting ..... 54  
Section 2.07. Quorum; Required Votes; Approvals ..... 54  
Section 2.08. Bylaws ..... 54  
Section 2.09. Compensation of Directors..... 54

ARTICLE III  
OFFICERS AND EMPLOYEES

Section 3.01. Chairperson, Executive Director and Secretary..... 54  
Section 3.02. Treasurer and Auditor ..... 65  
Section 3.03. Officers in Charge of Records, Funds and Accounts ..... 65  
Section 3.04. Bonding Persons Having Access to Authority Records ..... 65  
Section 3.05. Legal Advisor ..... 65  
Section 3.06. Other Employees..... 65  
Section 3.07. Privileges and Immunities ..... 65  
Section 3.08. Assistant Officers ..... 76  
Section 3.09. Compensation of Officers ..... 76

ARTICLE IV  
POWERS

Section 4.01. General Powers ..... 76  
Section 4.02. Power to Issue Bonds ..... 76  
Section 4.03. Specific Powers..... 76  
Section 4.04. Restrictions on Exercise of Powers ..... 97

Section 4.05.	Obligations of Authority .....	<u>97</u>
Section 4.06.	Non-Liability for Obligations, Activities or Operation of the Authority .....	<u>97</u>
Section 4.07.	Indemnification of Members .....	<u>98</u>

## ARTICLE V

### CONTRIBUTIONS; ACCOUNTS AND REPORTS; FUNDS

Section 5.01.	Voluntary Contributions .....	<u>98</u>
Section 5.02.	Accounts and Reports .....	<u>108</u>
Section 5.03.	Funds .....	<u>108</u>
Section 5.04.	Annual Budget and Administrative Expenses .....	<u>108</u>

## ARTICLE VI

### TERM

Section 6.01.	Term .....	<u>109</u>
Section 6.02.	Disposition of Assets .....	<u>109</u>

## ARTICLE VII

### ASSOCIATE MEMBERSHIP AGREEMENTS

Section 7.01.	Power to Enter Into Associate Membership Agreements .....	<u>119</u>
Section 7.02.	Contents of Associate Membership Agreements.....	<u>119</u>
Section 7.03.	Approval of Associate Membership Agreements .....	<u>119</u>

## ARTICLE VIII

### MISCELLANEOUS PROVISIONS

Section 8.01.	Notices .....	<u>1140</u>
Section 8.02.	Section Headings .....	<u>1210</u>
Section 8.03.	Consent.....	<u>1240</u>
Section 8.04.	Law Governing.....	<u>1210</u>
Section 8.05.	Amendments .....	<u>1240</u>
Section 8.06.	Enforcement by Authority.....	<u>1240</u>
Section 8.07.	Severability .....	<u>1210</u>
Section 8.08.	Successors .....	<u>1210</u>

**SOUTH YUBA TRANSPORTATION IMPROVEMENT AUTHORITY  
JOINT EXERCISE OF POWERS AGREEMENT**

This Joint Exercise of Powers Agreement (the "Agreement") is entered into as of \_\_\_\_\_ by and between the County of Yuba, a political subdivision of the State of California (the "County"), and City of Wheatland, a political subdivision of the State of California (the "City").

*RECITALS:*

WHEREAS, the County and the City wish to form an agency under the Act for the purpose of creating an entity which can assist in providing improvements to the transportation system located in the southern portion of the County including within the limits of the City, and for other purposes which are authorized under the Act and this Agreement; and

WHEREAS, agencies formed under Articles 1-4 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the Government Code of the State of California (the "Act") are permitted to provide financing for any of their members or other local public agencies in the State of California in connection with the acquisition, construction, improvement and maintenance of public capital improvements, working capital requirements or insurance programs of such members or other local agencies.

*AGREEMENT:*

NOW, THEREFORE, in consideration of the above premises and of the mutual promises herein contained, the County and the City do hereby agree as follows:

**ARTICLE I  
DEFINITIONS**

Section 1.01. Definitions. Unless the context otherwise requires, the words and terms defined in this Article shall, for the purpose hereof, have the meanings herein specified.

"Act" means Articles 1 through 4 (commencing with Section 6500) of Chapter 5, Division 7, Title 1 of the Government Code of the State of California.

"Agreement" means this Joint Exercise of Powers Agreement, as originally entered into or as amended from time to time.

"Associate Member" means a Public Agency which is a party to an Associate Membership Agreement entered into by the Authority and such Public Agency pursuant to Article VII hereof.

"Associate Membership Agreement" means an agreement between the Authority and an Associate Member as described in Article VII hereof.



“Auditor” means the Auditor of the Authority appointed pursuant to Section 3.02.

“Authority” means the South Yuba Transportation Improvement Authority established pursuant to Section 2.02 of this Agreement.

“Board” means the Board of Directors of the Authority referred to in Section 2.03.

“Bond Law” means the Marks-Roos Local Bond Pooling Act of 1985, being Article 4 of the Act (commencing with Section 6584), as now in effect or hereafter amended, Article 2 of the Act (commencing with Section 6540), as now in effect or hereafter amended, or any other law available for use by the Authority in the authorization and issuance of bonds to provide for the financing of Obligations, Working Capital Requirements, Public Improvements and/or liability or insurance needs of any Public Agency.

“Bond Purchase Agreement” means an agreement between the Authority and the County the District or any Public Agency, pursuant to which the Authority agrees to purchase Obligations from the County the District or such Public Agency, as the case may be.

“Bonds” means bonds, notes or other obligations of the Authority issued pursuant to the Bond Law or pursuant to any other provision of law which may be used by the Authority for the authorization and issuance of bonds, notes or other obligations.

“City” means the City of Wheatland, California.

“County” means the County of Yuba, California.

“Directors” means the persons appointed to the Board pursuant to Section 2.03.

“Fiscal Year” means the period from July 1 in any calendar year to and including June 30 in the succeeding calendar year.

“Members” means the County and the City.

“Obligations” has the meaning given to the term “Bonds” in Section 6585(c) of the Bond Law.

“Public Agency” means any public agency authorized by the Act to enter into a joint exercise of powers agreement with the County and the City.

“Public Improvements” means (a) any road, bridge, interchange, intersection, traffic signal, associated drainage improvements, and related works and facilities that are within the powers common to the Members to acquire, construct or install, as applicable; and (b) any other improvement in furtherance of the purposes of the Authority and within the scope of the term “Public Capital Improvements” in Section 6585(g) of the Bond Law.

“Secretary” means the Secretary of the Authority appointed pursuant to Section 3.01.

“Treasurer” means the Treasurer of the Authority appointed pursuant to Section 3.02.

“Working Capital Requirements” means the requirements of any Public Agency for funds to be used by, or on behalf of, such Public Agency for any purpose for which such Public Agency may borrow money pursuant to Section 53852 of the Government Code of the State of California.

## ARTICLE II GENERAL PROVISIONS

Section 2.01. Purpose. This Agreement is made pursuant to the Act providing for the joint exercise of powers common to the County and the City, and for other purposes as permitted under the Act, the Bond Law and as agreed by the parties hereto. The primary purpose of this Agreement is to form an entity to consider, evaluate, construct, and make associated decisions regarding proposed transportation improvements located in the southern portion of the County and within the limits of the City and more specifically to address the needed alternate route to Highway 65 (commonly referred to as the Wheatland Bypass), as well as a new freeway interchange in the vicinity of South Beale Road and a new connector road between South Beale at Highway 65 and Plumas Lake Blvd at Highway 70. The Authority may undertake any activities necessary or desirable to achieve its primary purpose including but not limited to (a) the power to study, plan for, design, develop, acquire, and construct and repair improvements, (b) the acquisition and holding of title to land, by eminent domain proceedings or otherwise, as necessary for transportation system improvements; and (c) the provision of financing for improvements, maintenance of improvements, and related activities, including financing by means of the creation of one or more community facilities districts, assessment districts or other financing districts, the entering into of lease and/or installment sale obligations, the issuance of revenue or other notes, bond or evidence of indebtedness, and the imposition of appropriate impact or other fee obligations. The Authority may conduct activities alone, or in cooperation with any Member, any Associate Member, the State of California or any agency or political subdivision thereof, the United States or any department or agency thereof, or other entities. It is not contemplated that the Authority will in any way perform periodic maintenance activities which the City, the County, other governmental or non-governmental entities are obligated to do or which otherwise in the past have been done by them.

Section 2.02. Creation of Authority. Pursuant to the Act, there is hereby created a public entity to be known as the “South Yuba Transportation Improvement Authority.” The Authority shall be a public entity separate and apart from the County, the City, any Associate Member and any other Public Agency, and the Authority shall administer this Agreement.

Section 2.03. Board of Directors. The Authority shall be administered by a Board of Directors consisting of four (4) Directors, unless and until such number is changed by amendment of this Agreement. The Board shall be called the "Board of Directors of the South Yuba Transportation Improvement Authority." All voting power of the Authority shall reside in the Board.

The Directors of the Authority shall be comprised of (a) two members of the Yuba County Board of Supervisors, and (b) two members of the Wheatland City Council. The Board of Supervisors of the County shall from time to time designate the members of the Board of Supervisors, including an alternate, who shall act as Directors and the City Council shall from time to time designate the members of its Governing Board, including an alternate, who shall act as Directors.

The County shall file with the City and the Secretary of the Authority the resolution or resolutions of the County Board of Supervisors designating the members of the Board of Supervisors of the County who will serve as the initial County-designated Directors of the Authority, and any resolution or other written evidence of action by the Board of Supervisors designating successors to such initial or any future County designated Director. The County agrees to promptly designate a successor to any County-designated Director. The County agrees to promptly designate a successor to any County-designated Director if any such person ceases to be a member of the Board of Supervisors of the County.

The City shall file with the County and the Secretary of the Authority the resolution or resolutions of the City designating the members of the Governing Board of the District who will serve as the initial City-designated Directors of the Authority, and any resolution designating successors to such initial and any future City-designated Director. The City agrees to promptly designate a successor to any City-designated Director if any such person ceases to be a member of the Governing Board of the City.

Section 2.04. Meetings of the Board.

(a) Regular Meetings. The Board shall provide for its regular meetings; provided, however, that at least one regular meeting shall be held each year. The date, hour and place of the holding of regular meetings shall be fixed by resolution of the Board and a copy of such resolution shall be filed with the County and the City.

(b) Special Meetings. Special meetings of the Board may be called in accordance with the provisions of Section 54956 of the Government Code of the State of California.

(c) Call, Notice and Conduct of Meetings. All meetings of the Board, including without limitation, regular, adjourned regular and special meetings, shall be called, noticed, held and conducted in accordance with the provisions of the Ralph M. Brown Act (being Section 54950 et. seq. of the Government Code of the State of California).

Section 2.05. Actions Taken. The Secretary shall cause to be kept records, consistent with County policy, of all actions taken by the Board at all meetings of the Board and shall, as soon as possible after each meeting, make such records available for inspection by each Director and the Members.

Section 2.06. Voting. Each Director shall have one vote.

Section 2.07. Quorum; Required Votes; Approvals. Three or more Directors shall constitute a quorum for the transaction of business, except that less than a quorum may adjourn from time to time. The affirmative votes of a majority of the Directors present at any meeting at which a quorum is present shall be required to take any action by the Board.

Section 2.08. Bylaws. The Board may adopt, from time to time, such bylaws, rules and regulations for the conduct of its meetings and as the Board may deem necessary or advisable for the purposes hereof.

Section 2.09. Compensation of Directors. The Board shall determine the compensation, if any, to be paid for the services of the Directors.

### ARTICLE III OFFICERS AND EMPLOYEES

Section 3.01. Chairperson, Executive Director and Secretary. The County Administrator and the Clerk of the Board of Supervisors of the County are hereby designated as the Executive Director and Secretary, respectively, of the Authority. The Board shall select a Chairperson from among its members who shall serve as Chairperson until such person is no longer a member of the Board or a new Chairperson is appointed by the Board. The officers shall perform the duties normal to said offices. The Chairperson or the Executive Director (or any other person authorized by resolution of the Board) shall sign contracts on behalf of the Authority, and the Chairperson shall perform such other duties as may be imposed by the Board. The Executive Director shall administer the day-to-day affairs of the Authority and shall execute the policies and directives of the Board. The Secretary shall attest all contracts signed by the Chairperson or the Executive Director on behalf of the Authority (unless otherwise specified by resolution of the Board), perform such other duties as may be imposed by the Board and cause a notice of this Agreement to be filed with the Secretary of State pursuant to the Act.

Notwithstanding the foregoing, the Board, in its discretion, may at any time determine to employ someone other than the person serving as County Administrator to be the Executive Director of the Authority, and any person so employed shall be the Executive Director of the Authority rather than the County Administrator. Any such person so employed shall serve at the pleasure of the Board, and the terms of employment shall be subject to approval by the Board. Upon termination or resignation of any person serving as Executive Director, until another person is employed by the Board to serve in that capacity, the County Administrator shall serve as the Executive Director of the Authority.

Section 3.02. Treasurer and Auditor. Pursuant to Section 6505.5 of the Act, the County Treasurer is hereby designated as the Treasurer of the Authority and the County Auditor is hereby designated as the Auditor of the Authority. The Treasurer shall be the depositary, shall have custody of all of the accounts, funds and money of the Authority from whatever source, shall have the duties and obligations of the treasurer set forth in Sections 6505 and 6505.5 of the Act and shall assure that there shall be strict accountability of all funds and reporting of all receipts and disbursements of the Authority. The Auditor shall have the duties and obligations of the auditor set forth in Sections 6505 and 6505.6 of the Act, including the obligation to make arrangements with a certified public accountant or firm of certified public accountants for the annual audit of accounts and records of the Authority, which audit may be combined with any audit of the accounts and records of the County, the District and/or any other Public Agency.

The Auditor is hereby authorized and directed to prepare or cause to be prepared such audits and reports as required pursuant to Section 6505 of the Act.

Section 3.03. Officers in Charge of Records, Funds and Accounts. Pursuant to Section 6505.1 of the Act, the Treasurer shall have charge of, handle and have access to all accounts, funds and money of the Authority and all records of the Authority relating thereto; and the Secretary shall have charge of, handle and have access to all other records of the Authority.

Section 3.04. Bonding Persons Having Access to Authority Records. From time to time, the Board may designate persons, in addition to the Executive Director, the Secretary, the Treasurer and the Auditor, having charge of, handling or having access to any records, funds or accounts or any Public Improvement of the Authority, and the respective amounts of the official bonds of the Executive Director, the Secretary, the Treasurer, Auditor and such other persons pursuant to Section 6505.1 of the Act.

Section 3.05. Legal Advisor. The Board shall employ an attorney or firm of attorneys to act as the legal advisor to the Authority, and such attorney or firm of attorneys shall perform such duties as may be prescribed by the Board. The Board may also employ other attorneys or firms of attorneys to advise the Board as to specialized areas of law. All such attorneys or firms of attorneys shall serve at the pleasure of the Board, and the terms of employment shall be subject to approval by the Board.

Section 3.06. Other Employees. The Board shall have the power by resolution to appoint and retain such other consultants and independent contractors as may be necessary for the purposes of this Agreement.

Section 3.07. Privileges and Immunities. All of the privileges and immunities from liability, exemption from laws, ordinances and rules, all pension, relief, disability, workers' compensation and other benefits which apply to the activities of officers, agents, or employees of a public agency when performing their respective functions shall apply to the officers, agents or employees of the Authority to the same degree and extent while engaged in the performance of any of the functions and other duties of such officers, agents or employees under this

Agreement. The provisions of Section 6513 of the Act are hereby incorporated into this Agreement by reference.

None of the officers, agents, or employees of the Authority shall be deemed, by reason of their employment by the Authority to be employed by the County or the City or, by reason of their employment by the Authority, to be subject to any of the requirements of the County or the City.

Section 3.08. Assistant Officers. The Board may by resolution appoint such assistants to act in the place of the Secretary or other officers of the Authority (other than any Director), and may by resolution provide for the appointment of additional officers of the Authority who may or may not be Directors, as the Board shall from time to time deem appropriate.

Section 3.09. Compensation of Officers. The Board shall determine the compensation, if any, to be paid for the services of (a) the Executive Director, the Secretary, and any other officers (other than the Treasurer and the Auditor), assistant officers or other employees of the Authority; and (b) counsel to the Authority and any other agent or consultants appointed and retained by the Authority. Pursuant to Section 6505.5 of the Act, the Board of Supervisors shall determine charges, if any, to be made against the Authority for the services of the Treasurer and the Auditor.

#### ARTICLE IV POWERS

Section 4.01. General Powers. The Authority shall exercise the powers granted to it under the Act, including but not limited to the powers set forth in the Bond Law and the powers of each of the Members as may be necessary to the accomplishment of the purposes of this Agreement specified in Section 2.01, subject to the restrictions set forth in Section 4.04. As provided in the Act, the Authority shall be a public entity separate from the County, the City, any Associate Member, and any other Public Agency.

Section 4.02. Power to Issue Bonds. The Authority shall have all of the powers provided in the Act and in the Bond Law, including the power to issue Bonds thereunder.

Section 4.03. Specific Powers. The Authority is hereby authorized, in its own name, to do all acts necessary for the exercise of the foregoing powers in furtherance of the purposes of the Authority set forth in Section 2.01, including but not limited to, any or all of the following:

- (a) to make and enter into contracts;
- (b) to employ agents or employees;
- (c) to acquire and/or construct any Public Improvement, including the common power of the County, the City, and any Associate Member to acquire any Public Improvement by the power of eminent domain or any other lawful means;

- (d) to sue and be sued in its own name;
- (e) to issue Bonds and otherwise to incur debts, liabilities or obligations; (including but not limited to lease and installment sale obligations) provided, however, that no such Bond, debt, liability or obligation shall constitute a debt, liability or obligation of the County, the City, any Associate Member, or any other Public Agency;
- (f) to apply for, accept, receive and disburse grants, loans and other assistance from any agency of the United States of America or of the State of California, or from any other public or private entity;
- (g) to invest any money in the treasury pursuant to Section 6505.5 of the Act which is not required for the immediate necessities of the Authority, as the Authority determines is advisable, in the same manner and upon the same conditions as local agencies, pursuant to Section 53601 of the Government Code of the State of California;
- (h) to apply for letters of credit or other form of financial guarantees in order to secure the repayment of Bonds and enter into agreements in connection therewith;
- (i) to carry out and enforce all the provisions of this Agreement;
- (j) to make and enter into Bond Purchase Agreements and any other agreements, assignments and documents of any nature whatsoever as may be necessary or convenient in the exercise of its powers hereunder or under the Act;
- (k) to purchase Obligations of or to make loans to any Member, any Associate Member or any other Public Agency for the purposes hereof, or to refinance indebtedness incurred by any Member, any Associate Member or any other Public Agency in connection with any of the purposes hereof;
- (l) to establish and incur indebtedness for community facilities districts under the Mello-Roos Community Facilities Act of 1982, as amended, and to establish assessment districts under the Improvement Act of 1911, as amended, the Municipal Improvement Act of 1913, as amended, or any other statute permitting the establishment of a financing district, and to incur indebtedness of any such district under the Improvement Bond Act of 1915 or any other assessment financing law;
- (m) to establish, impose and collect such fees (including, but not limited to, development impact and other similar fees) as may be necessary or appropriate to carry out the purposes of the Authority and to provide for the administration of the Authority;
- (n) to exercise any and all other powers as may be provided in the Act or in the Bond Law; and

- (o) to acquire and hold title to real property.

Section 4.04. Restrictions on Exercise of Powers. The powers of the Authority shall be exercised in the manner provided in the Act and in the Bond Law, and, except for those powers set forth in the Bond Law, shall be subject (in accordance with Section 6509 of the Act) to the restrictions upon the manner of exercising such powers that are imposed upon the County and City in the exercise of similar powers. Both the City and County reserve all of their respective land use powers and the Authority shall not impinge in any way upon the land use powers of either the City or the County.

Section 4.05. Obligations of Authority. The debts, liabilities and obligations of the Authority shall not be the debts, liabilities and obligations of the County, the City, any Associate Member, or any other Public Agency.

Section 4.06. Non-Liability for Obligations, Activities or Operation of the Authority. No Member, Associate Member, Director, officer, agent, consultant to or employee of the Authority shall be individually or personally liable for the payment of any obligation of the Authority or be subject to any personal liability or accountability by reason of any obligation of the Authority; but nothing herein contained shall relieve any such Member, Associate Member, Director, officer, agent, consultant or employee from the performance of any official duty provided by law or by the instruments authorizing the issuance of any obligations of the Authority. No Member, Associate Member, Director, officer, agent, consultant or employee of the Authority shall be liable for any activity or undertaking of the Authority, except as provided in Section 895.2 of the California Government Code (which Section shall in no event impose any liability upon the Members or any Associate Member for any claim of inverse condemnation or similar liability that may arise from the activities of the Authority).

Without in any way limiting the provisions of the preceding paragraph, no Member or Associate Member of the Authority shall have any responsibility or liability whatsoever for any expenses, bills, contracts, undertakings, agreements or any other obligations whatsoever of the Authority.

Section 4.07. Indemnification of Members. The Authority shall, to the fullest extent allowable under applicable law, indemnify and hold harmless each of the Members for and against any claim, action, liability, penalty or other imposition whatsoever imposed upon such Member by reason of (a) the activities of the Authority, or (b) such Member being a party to this Agreement.

## ARTICLE V CONTRIBUTIONS; ACCOUNTS AND REPORTS; FUNDS

Section 5.01. Voluntary Contributions. The Members may in the appropriate circumstance: (a) make contributions from their treasuries for the purposes set forth herein, (b) make payments of public funds to defray the cost of such purposes, (c) make advances of public funds for such purposes, such advances to be repaid as determined by the Board and the



applicable Member, or (d) use their personnel, equipment or property in lieu of other contributions or advances.

Section 5.02. Accounts and Reports. To the extent not covered by the duties assigned to a trustee or fiscal agent chosen by the Authority, the Treasurer shall establish and maintain such funds and accounts as may be required by good accounting practice or by any provision of any fiscal agent agreement or trust agreement entered into with respect to the proceeds of any Bonds issued by the Authority. The books and records of the Authority in the hands of a fiscal agent, trustee or the Treasurer shall be open to inspection at all reasonable times by representatives of the Members. Within 180 days after the close of each Fiscal Year an annual report of all financial activities for such Fiscal Year shall be presented to the Members. The trustee or fiscal agent appointed under any indenture, trust agreement or fiscal agent agreement related to Bonds of the Authority shall establish suitable funds, furnish financial reports and provide suitable accounting procedures to carry out the provisions of said indenture, trust agreement or fiscal agent agreement. Said trustee or fiscal agent may be given such duties in said indenture, trust agreement or fiscal agent agreement as may be desirable to carry out this Agreement.

Section 5.03. Funds. Subject to the applicable provisions of any instrument or agreement which the Authority may enter into, which may provide for a trustee or fiscal agent to receive, have custody of and disburse Authority funds, the Treasurer of the Authority shall receive, have custody of and disburse Authority funds as nearly as possible in accordance with generally accepted accounting practices, and shall make the disbursements required by this Agreement or to carry out any of the provisions or purposes of this Agreement.

Section 5.04. Annual Budget and Administrative Expenses. The Board may adopt a budget for administrative expenses, which shall include all expenses not included in any financing issue of the Authority, on or about July 1st of each year. The estimated annual administrative expenses of the Authority shall be allocated in such budget by the Authority to the Members in such proportion as the Board shall determine.

## ARTICLE VI TERM

Section 6.01. Term. This Agreement shall become effective, and the Authority shall come into existence, on the date of execution and delivery hereof, and this Agreement and the Authority shall thereafter continue in full force and effect for at least forty (40) years (unless earlier terminated by unanimous vote of the Members), but in any event so long as either (a) any Bonds remaining outstanding or any material contracts to which the Authority is a party remain in effect, or (b) the Authority shall own any interest in any Public Improvements or land.

Section 6.02. Disposition of Assets. Upon termination of this Agreement, all property of the Authority, both real and personal, shall be conveyed as determined by the Board at the time of such termination.

ARTICLE VII  
ASSOCIATE MEMBERSHIP AGREEMENTS

Section 7.01. Power to Enter Into Associate Membership Agreements. In addition to those powers specified in this Agreement, the Authority shall have the power to enter into Associate Membership Agreements with any Public Agency located in California, or with the State of California or any agency or instrumentality thereof, upon the approval thereof by the Board.

Section 7.02. Contents of Associate Membership Agreements. Each Associate Membership Agreement shall:

- (a) State that the prospective Associate Member is an associate member of the Authority;
- (b) Specify that the purpose of the Associate Membership Agreement is to facilitate the financing or refinancing of public improvements located within the jurisdiction of the applicable Associate Member;
- (c) Restrict the powers of the prospective Associate Member with respect to the Authority to those enumerated in this Article VII;
- (d) Specify that the prospective Associate Member shall not have the power to vote on any action to be taken by the Authority and no officer, councilmember, board member or employee of the Associate Member shall become an officer of the Authority or a Director; and
- (e) Specify the fees, if any, to be charged the prospective Associate Member for its participation in financings of the Authority.

Section 7.03. Approval of Associate Membership Agreements. In determining whether to approve an Associate Membership Agreement with a prospective Associate Member, the Directors may take into account any criteria deemed appropriate to the Directors, including but not limited to the financial viability of the project within the jurisdiction of the Associate Member proposed to be served by the public improvements to be financed.

ARTICLE VIII  
MISCELLANEOUS PROVISIONS

Section 8.01. Notices. Notices hereunder shall be in writing and shall be sufficient if delivered to the address of each party hereto as set forth below, or as otherwise provided by a party hereto in writing to each of the other parties hereto:

If to the County: County of Yuba  
915 8th Street, Suite 115  
Marysville, CA 95901  
Attention: County Administrator

If to the City: City of Wheatland  
111 C Street  
PO Box 395  
Wheatland, CA 95692  
Attention: City Manager

Section 8.02. Section Headings. All section headings in this Agreement are for convenience of reference only and are not to be construed as modifying or governing the language in the section referred to or to define or limit the scope of any provision of this Agreement.

Section 8.03. Consent. Whenever in this Agreement any consent or approval is required, the same shall not be unreasonably withheld.

Section 8.04. Law Governing. This Agreement is made in the State of California under the Constitution and laws of the State of California, and is to be so construed.

Section 8.05. Amendments. This Agreement may be amended at any time, or from time to time, except as limited by contract with the owners of Bonds issued by the Authority or by applicable regulations or laws of any jurisdiction having authority, by one or more supplemental agreements executed by all of the parties to this Agreement either as required in order to carry out any of the provisions of this Agreement or for any other purpose, including without limitation addition of new parties (including any legal entities or taxing areas heretofore or hereafter created) in pursuance of the purposes of this Agreement.

Section 8.06. Enforcement by Authority. The Authority is hereby authorized to take any or all legal or equitable actions, including but not limited to injunction and specific performance, necessary or permitted by law to enforce this Agreement.

Section 8.07. Severability. Should any part, term or provision of this Agreement be decided by any court of competent jurisdiction to be illegal or in conflict with any law of the State of California, or otherwise be rendered unenforceable or ineffectual, the validity of the remaining portions or provisions shall not be affected thereby.

Section 8.08. Successors. This Agreement shall be binding upon and shall inure to the benefit of the successors of the Members. No Member may assign any right or obligation hereunder without the written consent of the other Member.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed and attested by their proper officers thereunto duly authorized, on the day and year set opposite the respective names of each of the parties.

COUNTY OF YUBA

Date: \_\_\_\_\_, 2017

By: \_\_\_\_\_  
Chair of the  
Board of Supervisors

ATTEST:

By: \_\_\_\_\_  
Clerk of the  
Board of Supervisors

-APPROVED AS TO FORM  
COURTNEY ABRIL  
COUNTY COUNSEL

By: \_\_\_\_\_

CITY OF WHEATLAND

Date: \_\_\_\_\_, 2017

By: \_\_\_\_\_  
Mayor

ATTEST:

By: \_\_\_\_\_  
Secretary