



CITY OF WHEATLAND

CITY COUNCIL MEETING STAFF REPORT

December 14, 2021

SUBJECT: City Council Discussion and Consideration of Resolution No. 42-21 to Approve an Application to the California Department of Parks and Recreation for \$3 Million Grant from the Prop 68 Rural Recreation and Tourism Grant Program

PREPARED BY: Jim Goodwin, City Manager

Recommendation

Adopt Resolution No. 42-21 directing staff to submit a Prop 68 Rural Recreation and Tourism Program Grant Application.

Background/Discussion

On October 27, 2020, the City Council approved a contract with Melton Design Group (MDG) for assistance with park design projects and grant applications, including the proposed Wheatland Community Pool. MDG completed the *Wheatland Aquatic Center Feasibility Report* accepted by the City Council at the September 28 regular City Council meeting.

The final report demonstrates the pool project is feasible with commitments from partner agencies to participate and an operational commitment from the City of Wheatland beginning in the fiscal year when the pool construction is complete. As outlined in the report, to compete successfully for the \$3 million Prop 68 grant, the Creps donation will be used for pool construction. Although the Creps gift was targeted for future pool operations, we have learned the family does not oppose using the funds for construction.

In the meeting, a request was made to provide a better explanation regarding the sources of funding for construction and operation of the pool. This staff report provides that additional information.

Pool Construction

The feasibility analysis recommends the City Council pursue a phased project that would start with a single pool designed to allow recreational use, competitive swimming, diving and water polo. Subsequent phases could include a warm-up/therapy pool and a fun activity kids pool.

The Phase 1 project is projected to cost \$4.353 million dollars. The funding would come from the following sources:

- \$3 million from the Prop 68 Rural Recreation and Tourism Program Grant.
- \$1 million from the Creps donation.
- \$350,000 from a long term, deferred loan from Yuba Water Agency (deferred for 10 years; P/I payments amortized over the next 10 years).
- The remaining \$3,000, if necessary, would come from interest earning on the Creps donation. The current interest earned is \$24,400.
- Land provided by Wheatland School District as a long-term, \$1 per year lease.

Pool Operations

As discussed from the very beginning, the obligation of operating a pool once constructed poses the greatest risk to the City of Wheatland. Fortunately, Wheatland has strong partners willing to invest in the project, promote the aquatic center and defray annual expenses. Since the September 28 meeting, the following operating commitments were received:

- \$65,000 per year for 10 years (with possible extensions) from the Yuba Water Agency as an investment in water safety in the region.
- \$5,000 per year from Wheatland Fire Authority (WFA) in return for use of the pool for emergency and physical fitness training.
- A TBD commitment from Wheatland Union High School District to pay for use of the pool for swimming and water polo.

These amounts are in addition to operating revenue such as day use fees, sponsorships, lesson fees, potential rental by other organizations, or other program income. The anticipated City of Wheatland operating contribution would be \$102,000 beginning in FY 23/24. As discussed previously, staff recommends the city's contribution come from both the General Fund and CFD 2015-1.

General Fund

Attached is a 10-year projection of General Fund revenues and expenses. The projection is based on the following assumptions:

Buildout of Caliterra Subdivision - 55 units by the end of 2022. It is anticipated that an additional 90-units will be built by the end of 2024, however revenue for the ninety units has not been included in the projections

- Generally, an 8% increase in operating costs in FY 2023 (due to current economic conditions) returning to the historical average of 3% for FY 2024 through FY 2032
- Use fees, sponsorships, and rental fees are not included in the revenue projections. Only the anticipated, additional General Fund support costs are included in this projection.

CITY OF WHEATLAND
GENERAL FUND 10-YEAR PROJECTION

	Projected FY 2022	Projected FY 2023	Projected FY 2024	Projected FY 2025	Projected FY 2026	Projected FY 2027	Projected FY 2028	Projected FY 2029	Projected FY 2030	Projected FY 2031	Projected FY 2032
Tax Revenue	1,893,488	1,993,958	2,062,601	2,133,674	2,207,263	2,283,460	2,362,359	2,444,057	2,528,657	2,616,262	2,706,982
Fees and Charges Revenue	652,843	663,321	674,099	685,187	696,593	708,327	720,398	732,816	745,592	758,735	772,257
TOTAL REVENUE	2,546,331	2,657,278	2,736,700	2,818,860	2,903,856	2,991,787	3,082,757	3,176,874	3,274,249	3,374,997	3,479,239
City Council	14,151	14,434	14,723	15,017	15,317	15,624	15,936	16,255	16,580	16,912	17,250
Administration	339,112	366,241	377,228	388,545	400,201	412,207	424,574	437,311	450,430	463,943	477,861
Finance	154,381	166,731	171,733	176,885	182,192	187,658	193,287	199,086	205,059	211,210	217,547
Community Development	204,210	220,547	227,163	233,978	240,997	248,227	255,674	263,344	271,245	279,382	287,764
Police Department	1,285,671	1,388,525	1,430,180	1,473,086	1,517,278	1,562,797	1,609,681	1,657,971	1,707,710	1,758,942	1,811,710
Fire	165,817	160,128	164,932	169,880	174,976	180,225	185,632	191,201	196,937	202,845	208,931
Public Works	83,307	89,972	92,671	95,451	98,314	101,264	104,302	107,431	110,654	113,973	117,392
Parks	109,100	95,745	98,617	101,576	104,623	107,762	110,995	114,325	117,754	121,287	124,926
-Pool Maintenance-	-	-	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339
Transfer to Capital Project	100,069	-	-	-	-	-	-	-	-	-	-
Transfer to Gas Tax	60,000	60,000	60,000	65,000	65,000	65,000	70,000	70,000	70,000	75,000	75,000
Transfer to LLD's	33,900	34,917	35,965	37,043	38,155	39,299	40,478	41,693	42,944	44,232	45,559
TOTAL EXPENSES	2,549,718	2,597,240	2,723,212	2,807,961	2,890,100	2,974,700	3,066,835	3,156,580	3,249,015	3,349,220	3,447,277
NET INCOME	(3,387)	60,039	13,488	10,899	13,756	17,087	15,922	20,293	25,234	25,777	31,962

CFD 2015-1

Currently, CFD 2015-1 generates \$882.20 per parcel for fifty-five lots, generating \$48,521 annually. The 90-lot Caliterra Village 2 final map was approved on December 7. With the additional lots, annual revenue in the CFD will be \$128,000 annually. In addition, for Caliterra's Development Agreement to remain in effect, the total lot count in the subdivision must reach a minimum of 276 lots prior to December 31, 2023. At that point, the CFD will generate approximately \$243,487 annually.

CFD revenue can be used to pay for police and fire services, road maintenance, storm protection, and the maintenance and repair of parks, and landscaping in public areas. Recreation services are an allowable use of the CFD revenue, limited to a reasonable share of the cost of services to be borne by the new homes. The \$52,000 proposed from the CFD can be absorbed based on this projection.

There is no question the commitment to build and operate the Wheatland Aquatic Center will redirect revenue that could be used for other city service priorities. The question before the City Council is whether building and operating the Aquatic Center is an investment in the community's future that can, and should, be made at this time. The 10-year General Fund projects suggests the city can absorb the future costs.

"Off Ramps"

Please keep in mind there are "off ramps" available should circumstances change and these projections not realized. If the grant is awarded, there are several decisions that will come before the City Council. Failure to approve any of the items could stop the project. These include:

- Final approval of the funding agreement with Yuba Water Agency
- Approval of a lease agreement with Wheatland School District for use of the land.

- Award of a contract for final engineering and design
- Direction to staff to release bids for construction
- Award and approval of the construction contract

Based on the information provided, staff is requesting the City Council direct staff to submit the funding application to the State Department of Parks and Prop 68 Rural Recreation and Tourism Program (RRT). Award announcements are expected later in 2022.

Letters requested in support of the grant application (for submission to the state) have been included with this report. A broad cross section of community organizations support the project.

Alternatives

Do not adopt Resolution No. 42-21 to direct staff to submit the grant application.

Fiscal Impact

No immediate impact. Future impacts as described in this report.

Attachments

1. Resolution No. 42-21
2. Letters

RESOLUTION NO. 42-21

**RESOLUTION OF THE CITY COUNCIL
OF THE CITY OF WHEATLAND APPROVING THE APPLICATION FOR RURAL
RECREATION AND TOURISM PROGRAM GRANT FUNDS**

WHEREAS, the State Department of Parks and Recreation has been delegated the responsibility by the Legislature of the State of California for the administration of the Rural Recreation and Tourism Grant Program, setting up necessary procedures governing the application; and

WHEREAS, said procedures established by the State Department of Parks and Recreation require the Applicant to certify by resolution the approval of the application before submission of said application to the State; and

WHEREAS, successful Applicants will enter into a contract with the State of California to complete the Grant Scope project.

NOW, THEREFORE, BE IT RESOLVED that the Wheatland City Council hereby:

APPROVED THE FILING OF AN APPLICATION FOR THE WHEATLAND AQUATIC CENTER, AND

1. Certifies that said Applicant has or will have available, prior to commencement of any work on the project included in this application, the sufficient funds to complete the projects; and
2. Certifies that if the project is awarded, the Applicant has or will have sufficient funds to operate and maintain the project; and
3. Certifies that the Applicant has reviewed, understands, and agrees to the General Provisions contained in the contract shown in the Grant Administration Guide; and
4. Delegates the authority to the City Manager (or designee) to conduct all negotiations, sign and submit all documents, including, but not limited to applications, agreements, amendments, and payment requests, which may be necessary for the completion of the Grant Scope; and
5. Agrees to comply with all applicable federal, state and local laws, ordinances, rules, regulations and guidelines.
6. Will consider promoting inclusion per Public Resources Code §80001(b)(8 A-G).

Approved and adopted this 14th day of December 2021.

I, the undersigned, hereby certify that the foregoing Resolution Number 42-21 was duly adopted by the Wheatland City Council following a roll call vote:

AYES:

NOES:

ABSENT:

Lisa J. Thomason, MMC
City Clerk



October 11, 2021

Jim Goodwin
City Manager
City of Wheatland
111 C Street
Wheatland, CA 95962

Dear Mr. James Goodwin,

The Wheatland School District is very excited about our collaboration to bring an aquatic facility to the city of Wheatland. Improving recreation facilities in our community is a common goal of the City of Wheatland and the Wheatland School District.

Having an aquatic facility makes it possible for our children to have opportunities for swim lessons, PE swim classes, competitive swimming, swim parties and an enjoyable recreation venue during our hot summers.

The Wheatland School District is pleased to commit 2.8 acres valued at an average of approximately \$210,000 at our Bear River School site for this project. Wheatland School District intends to enter a long-term, \$1 per year lease with the city for this property in order to make this project possible.

We are hopeful the State Department of Parks and Recreation will approve the City of Wheatland's Prop 68 Rural Recreation and Tourism Program grant application and join us in making this project a reality.

Thank you for the opportunity to work together to improve our community.

Sincerely,

Craig Guensler

Craig Guensler
Superintendent
530-633-3130 – Work
530-566-5384 – Cell
cguensler@wheatland.k12.ca.us

111 Main Street
Wheatland CA, 95692

Phone: (530) 633-3130
Fax: (530) 633-4807
www.wheatlandsd.com



Wheatland Union High School District

1010 Wheatland Road, Wheatland, CA 95692

(530) 633-3100 (530) 633-3109 FAX

Nicole Newman

Superintendent

nnewman@wheatlandhigh.org

October 1, 2021

Wheatland City Council
111 C Street
Wheatland, CA 95692

Dear Council Members,

The Wheatland Union High School District submits this letter in strong support of the Wheatland Community Pool project.

The Community Pool project is essential to the development of aquatic programs at Wheatland Union High School including swimming and water polo. The District intends to move forward in the development of these programs upon approval of this project. Wheatland Union High School District would be willing to discuss a use fee for access to the facility.

In addition to the benefit to our students, a community pool would provide a family oriented, recreational area easily accessible by all community members.

Educationally yours,

Nicole Newman
Superintendent

Tony Lopez
Board President
tlopez@wheatlandhigh.org

Shawndel Meder
Board Clerk
smeder@wheatlandhigh.org

Patricia Agles
Board Member
pagles@wheatlandhigh.org

Greg Forest
Board Member
gforest@wheatlandhigh.org

Brendan McHugh
Board Member
bmchugh@wheatlandhigh.org



October 9, 2021

Jim Goodwin
City Manager
City of Wheatland
111 C Street
Wheatland, CA 95962

Dear Mr. Goodwin,

South Yuba County Sunrise Rotary is in strong support of the proposed Wheatland Aquatic Center. We hope our California Department of Parks and Recreation will recognize the strong collaboration occurring to bring an aquatic facility to Wheatland and award the \$3 million grant. Improving recreation facilities in Wheatland and the south Yuba County region is a common goal.

An aquatic facility makes it possible for our children to have opportunities for swim lessons and practice, competitive swimming and recreation during our hot summers. It will help improve the physical health of our community with lap sessions, as well as the safety of our youth through the aforementioned lessons.

The design of the facility also considers water saving measures, the potential for solar-powered heaters and encourages the use of recycled and environmentally friendly materials. This will be modern aquatic center that will benefit Wheatland and surrounding communities for decades to come.

South Yuba County Sunrise Rotary is a service club that supports youth and adults in the south Yuba County area, including the City of Wheatland. We will be an active supporter of this facility and are committed to working with the City of Wheatland to ensure its ongoing success. We are hopeful the California Department of Parks and Recreation will approve Wheatland's Prop 68 Rural Recreation and Tourism Program grant application and join us in making this project a reality.

Thanks for the opportunity to work together to improve our community.

Regards,

Gary Bradford

Gary Bradford
President, South Yuba County Sunrise Rotary Club



County of Yuba

District Supervisor

Gary Bradford
District Four
Yuba County Government Center
915 8th Street, Suite 109, Marysville,
California 95901
(530) 749-7510 Fax (530) 749-7353

October 9, 2021

Jim Goodwin
City Manager
City of Wheatland
111 C Street
Wheatland, CA 95962

Dear Mr. Goodwin,

I am in strong support of the proposed Wheatland Aquatic Center and hope our California Department of Parks and Recreation will recognize the strong collaboration occurring to bring an aquatic facility to Wheatland and award the \$3 million grant. Improving recreation facilities in Wheatland and the south Yuba County region is a common goal.

An aquatic facility makes it possible for our children to have opportunities for swim lessons and practice, competitive swimming and recreation during our hot summers. It will help improve the physical health of our community with lap sessions, as well as the safety of our youth through the aforementioned lessons.

The design of the facility also considers water saving measures, the potential for solar-powered heaters and encourages the use of recycled and environmentally friendly materials. This will be modern aquatic center that will benefit Wheatland and surrounding communities for decades to come.

As the Yuba County Supervisor that represents the Wheatland area, as well as other portions of South Yuba County, I will be an active supporter of this facility and I am committed to working with the City of Wheatland to ensure its ongoing success. I am hopeful the California Department of Parks and Recreation will approve Wheatland's Prop 68 Rural Recreation and Tourism Program grant application and join us in making this project a reality.

Thanks for the opportunity to work together to improve our community.

Regards,

Gary Bradford

Gary Bradford
Yuba County Supervisor, 4th District



Wheatland Fire Authority

P.O. Box 119

313 Main Street

Wheatland, California 95692

Telephone (530) 633-0861 Fax (530) 633-8215 www.wheatlandfireauthority.com

Jim Goodwin, City Manager

Date: 09-29-2021

Wheatland Fire Authority is excited in anticipation of the Wheatland Aquatic Center. This facility will benefit both professional and civilians in the city with a great potential of bringing in tourism. Wheatland Fire Authority is supporting this project for the ability to use the facility for training and maintaining the health of our firefighters via physical fitness. We anticipated committing \$5,000 annually for the use of the facility for this purpose. Thank you

Arthur Paquette
Fire Chief
Wheatland Fire Authority
chief@wheatlandfireauthority.com
530-682-9819

CALIFORNIA LEGISLATURE

STATE CAPITOL
SACRAMENTO, CALIFORNIA
95814

October 11, 2021

Mr. Armando Quintero, Director
California Department of Parks and Recreation
1416 9th Street
Sacramento, CA 95814

RE: Support letter for Proposition 68 Rural Recreation and Tourism Program Application

Dear Director Quintero:

Assemblyman James Gallagher and I are writing to express our strong support for the City of Wheatland's \$3 million grant application for the Proposition 68 Rural Recreation and Tourism Program to fund the proposed Wheatland Aquatic Park (Park).

We are supportive of this effort that will provide improved recreational facilities and promote water safety in the City of Wheatland and the south Yuba County region that we represent in Assembly District 3 and Senate District 4, respectively.

The Park will have multiple uses including swim lessons and practices, as well as promoting water safety and water sports, especially for the youth of the community. The facility can also be used in collaboration with local first responders to meet their needs for rescue training and fitness opportunities.

The City of Wheatland has worked to form a strong local collaboration to acquire funds to support the project. A community member made a \$1 million gift to the project and the Wheatland School District collaborated with the City of Wheatland to provide a site for the Park at virtually no cost. The Yuba Water Agency is also providing financial support with recognition that the Park can help increase water safety in the region, which has an abundance of lakes and streams, in addition to the Yuba River.

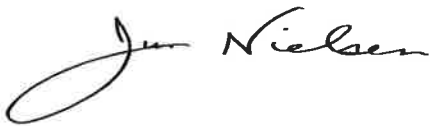
Many community groups have come together to support this project and excitement is building for this effort. The design of the facility also incorporates water saving measures, there is potential for solar-powered heaters, and the project encourages the use of recycled and environmentally friendly materials that meet California's standards for clean energy.

This will be a modern, state-of-the-art aquatic center that will benefit the residents of the City of Wheatland and the surrounding communities for decades to come.

For that reason, Assemblyman Gallagher and I share our strong support for this project and respectfully request the California Department of Parks and Recreation approve Wheatland's application for a Proposition 68 Rural Recreation and Tourism Program grant. We appreciate and thank you for your commitment to the residents of Wheatland and south Yuba County.

If you have any further questions, please contact my Chief of Staff, Rob Olmstead, at (916) 772-0571, or Assemblyman Gallagher's Chief of Staff, Curtis Grima, at (530) 671-0303.

Sincerely,



JIM NIELSEN
Senator, Fourth District



JAMES GALLAGHER
Assemblyman, Third District

JN:ln



October 5, 2021

Jim Goodwin, City Manager
City of Wheatland
111 C Street
Wheatland, CA 95962

Dear Mr. Goodwin,

Yuba-Sutter Lodging Association (Visit Yuba-Sutter) is in strong support of the proposed Wheatland Aquatic Center. We hope our California Department of Parks and Recreation will recognize the strong collaboration occurring to bring an aquatic facility to Wheatland and award the \$3 million grant. Improving recreation facilities in Wheatland and the south Yuba County region is a common goal.

An aquatic facility makes it possible for our children to have opportunities for swim lessons and practice, competitive swimming, and recreation during our hot summers. It will help improve the physical health of our community with lap sessions, as well as the safety of our youth through the aforementioned lessons. Having a facility that would enable the region to support competitive swimming would assist us in our efforts to enhance tourism to the region.

The design of the facility also considers water saving measures, the potential for solar-powered heaters and encourages the use of recycled and environmentally friendly materials. This will be modern aquatic center that will benefit Wheatland and surrounding communities for decades to come.

Yuba-Sutter Lodging Association will be an active supporter of this facility and is committed to working with the City of Wheatland to ensure its ongoing success. We are hopeful the California Department of Parks and Recreation will approve Wheatland's Prop 68 Rural Recreation and Tourism Program grant application and join us in making this project a reality.

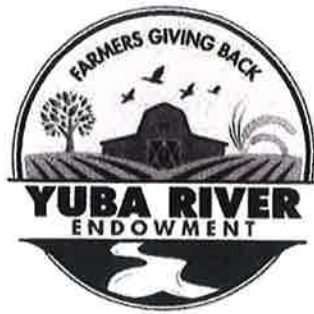
As always, thanks for the opportunity to work on this project to improve our community.

Sincerely,

A handwritten signature in black ink that reads "Jacob Young".

Jacob Young
President

P.O. Box 1002, Yuba City, CA 95992-1002



October 6, 2021

Jim Goodwin
City Manager
City of Wheatland
111 C Street
Wheatland, CA 95962

Dear Mr. Goodwin,

The Yuba River Endowment is in strong support of the proposed Wheatland Aquatic Center. We hope our California Department of Parks and Recreation will recognize the strong collaboration occurring to bring an aquatic facility to Wheatland and award the \$3 million grant. Improving recreation facilities in Wheatland and the south Yuba County region is a common goal.

An aquatic facility makes it possible for our children to have opportunities for swim lessons and practice, competitive swimming and recreation during our hot summers. It will help improve the physical health of our community with lap sessions, as well as the safety of our youth through the lessons.

The Yuba River Endowment was formed by Yuba County farmers, many of which have called the Wheatland area home for generations. We remember fondly the community pool; it was a true asset to our community and a great addition to our local quality of life.

The design of the new facility also considers water saving measures, the potential for solar-powered heaters and encourages the use of recycled and environmentally friendly materials. This will be a modern aquatic center that will benefit Wheatland and surrounding communities for decades to come.

The Yuba River Endowment will be an active supporter of this facility and is committed to working with the City of Wheatland to ensure its ongoing success. We are hopeful the California Department of Parks and Recreation will approve Wheatland's Prop 68 Rural Recreation and Tourism Program grant application and join us in making this project a reality.

Regards,

Stephen Waltz
Board Member
Yuba River Endowment



October 5, 2021

Jim Goodwin, City Manager
City of Wheatland
111 C Street
Wheatland, CA 95962

Dear Mr. Goodwin,

Yuba-Sutter Economic Development Corporation is in strong support of the proposed Wheatland Aquatic Center. We hope our California Department of Parks and Recreation will recognize the strong collaboration occurring to bring an aquatic facility to Wheatland and award the \$3 million grant. Improving recreation facilities in Wheatland and the south Yuba County region is a common goal.

An aquatic facility makes it possible for our children to have opportunities for swim lessons and practice, competitive swimming, and recreation during our hot summers. It will help improve the physical health of our community with lap sessions, as well as the safety of our youth through the aforementioned lessons. As the region's lead economic development organization community health and quality of life/amenities are vital to economic prosperity. Providing facilities such as this fosters a sense of community and creates important opportunities for the community at large, the youth and our seniors.

The design of the facility also considers water saving measures, the potential for solar-powered heaters and encourages the use of recycled and environmentally friendly materials. This will be modern aquatic center that will benefit Wheatland and surrounding communities for decades to come.

Yuba-Sutter Economic Development Corporation will be an active supporter of this facility and is committed to working with the City of Wheatland to ensure its ongoing success. We are hopeful the California Department of Parks and Recreation will approve Wheatland's Prop 68 Rural Recreation and Tourism Program grant application and join us in making this project a reality.

As always, thanks for the opportunity to work on this project to improve our community.

Sincerely,


Brynda Stranix
President/Chief Operating Officer



October 5, 2021

Jim Goodwin, City Manager
City of Wheatland
111 C Street
Wheatland, CA 95962

Dear Mr. Goodwin,

Yuba County Community Services Commission is in strong support of the proposed Wheatland Aquatic Center. We hope our California Department of Parks and Recreation will recognize the strong collaboration occurring to bring an aquatic facility to Wheatland and award the \$3 million grant. Improving recreation facilities in Wheatland and the south Yuba County region is a common goal.

An aquatic facility makes it possible for our children to have opportunities for swim lessons and practice, competitive swimming, and recreation during our hot summers. It will help improve the physical health of our community with lap sessions, as well as the safety of our youth through the aforementioned lessons. Community health and quality of life amenities are vital to the overall health of the community. Facilities such as this create a sense of community and provides opportunities for the community to come together, creating stronger relationships.

The design of the facility also considers water saving measures, the potential for solar-powered heaters and encourages the use of recycled and environmentally friendly materials. This will be modern aquatic center that will benefit Wheatland and surrounding communities for decades to come.

Yuba County Community Services Commission will be an active supporter of this facility and is committed to working with the City of Wheatland to ensure its ongoing success. We are hopeful the California Department of Parks and Recreation will approve Wheatland's Prop 68 Rural Recreation and Tourism Program grant application and join us in making this project a reality.

As always, thanks for the opportunity to work on this project to improve our community.

Sincerely,


Brynda Stranix
Executive Director