

**JANUARY 12, 2021 MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:30 – 7:50 P.M.**

COUNCIL MEMBERS PRESENT: R. Coe, L. McIntosh, J. Pendergraph, P. Shelton R. West,

OTHERS PRESENT: J. Goodwin, City Manager
T. Raney, Community Development Director
S. Mahoney, Finance Director
J. Buckman, City Attorney
D. Schilling, City Engineer
K. Valente, Senior Planner
D. Sylvester, Police Chief
A. Paquette, Fire Chief

PLEDGE OF ALLEGIANCE: Council Member R. Coe led the pledge of allegiance.

PUBLIC COMMENT: None.

CONSENT CALENDAR

Council Member L. McIntosh requested to pull Item No. 3.2 from the consent calendar for further discussion of the Amended and Restated Contract for City Manager. Motion was made by Council Member J. Pendergraph, Seconded by Vice Mayor R. Coe to **approve minutes from the regular City Council meeting on December 8, 2020, with minor correction; Fiscal Year 2020 Audited Financial Report and Council Committee and Board Appointments.** Vote called – AYES: All. Motion carried.

PUBLIC HEARING

1) Finance Director S. Mahoney presented the staff report for discussion of Mitigation Fee Act (AB 1600) Report for Fiscal Year 2020. Motion was made by Vice Mayor R. Coe, Seconded by Mayor R. West to **file the Mitigation Fee Act (AB 1600) Report on Development Impact Fees for the fiscal year ending June 30, 2020 and approve Resolution No. 01-21 Pursuant to Government Code Section 66001 (d) for Fees Collected for Public Facilities Related to Development and Remaining Unexpended After Five Years.** Vote called – AYES: All. Motion carried.

No public comment.

REGULAR CALENDAR

1) AMG representative Gustavo Becerra presented project proponents for potential senior living and family affordable housing projects. The first location is an approximately 2.25-acre vacant site, identified as APN 015-350-012-000, currently zoned R-3 (Multi-Family Zoning District) and located southwest of the First Street and E Street intersection. The potential project would consist of approximately 32-age restricted units. AMG Associates is also interested in acquiring the adjacent

property to the south along Third Street, where the Senior Citizens Group center is currently located, in order to incorporate a new shared senior center at this location.

The second location is an approximately 9.0-acre site, identified as APN 015-360-001-000, currently zoned R-3 and located along Spenceville Road east of Main Street. AMG Associates is interested in developing up to a three phased affordable family development project consisting of approximately 48 units per phase. Both potential projects would be allowed by right per the R-3 Zoning District. It should be noted that the City has not yet received a complete application, including a site plan, or any fees to begin processing these projects. Staff also anticipates the project proponents will seek consideration regarding impact fee deferrals to make the projects competitive for HOME and/or tax credit financing. The project proponents will be present during the Council meeting to introduce themselves and discuss the potential of these projects with the City Council.

2) Community Development Director Tim Raney presented the staff report for application to the Sacramento Area Council of Governments (SACOG) for the 2021 Community Design Funding Program. SACOG's Community Design Funding Program for 2021 (Round 9) provides grants to local government agencies and their partners to implement the SACOG Blueprint Principles. SACOG's Blueprint Principles include: Transportation Choice; Compact Development; Mixed-Use Development; Housing Choice and Diversity; Use of Existing Assets; Natural Resource Conservation and Quality Design. The City of Wheatland is eligible to apply for up to \$100,000 of non-competitive grant funds for planning related tasks. Wheatland has very little property appropriately zoned for non-retail, job creating uses. As a result, the City of Wheatland, with previous SACOG Grant funding, is preparing a study to identify a preferred business park site(s), analyze feasibility, and determine the action steps required to achieve success in job creation throughout the entire annexation area. The Business Park Feasibility project has identified the northern Hop Farm portion of the Johnson Rancho and Hop Farm Annexation site as one of the most feasible locations to support job-generating investment. When the City annexed the 4,500-acre Johnson Rancho and Hop Farm Annexation Project into the City as Planned Development (PD) with Tier 1 zoning, the PD only provided basic zoning information related to capacities of development and basic design guidelines. The PD zone requires Tier 2 zoning approval to provide the details of the approved development prior to any additional mapping. City staff has been working with the Hop Farm land-owner to identify development opportunities and constraints on the northern portion of the Hop Farm. Staff proposes to have the northern portion of the Hop Farm develop into a new town center for an expanded City of Wheatland. This new town center could consist of business park uses including high-tech spaces, retail, and a 24-acre Civic Center to accommodate the Police Department, Fire Department, a City Hall, a community park, and for possible expansion of other civic uses. In order to achieve the correct entitlements for the property, the City of Wheatland needs to complete a Tier 2 rezone of the northern portion of the Hop Farm and provide the detailed planning efforts to ensure quality development. Consistent with the SACOG blueprint, this refined zoning would support future development focused on the reduction of Vehicle Miles Traveled (VMT), live/work opportunities, alternate transportation modes, quality development, and space making by implementing the Blueprint Growth Principles. city staff is proposing to apply for the \$100,000 SACOG grant funds to cover the City's cost while completing these tasks: visioning Study identifying potential land uses. acreage, and floor area ratios (FAR); develop a preliminary site plan for the preferred location; preliminary water and sewer utility connections; prepare DRAFT Tier 2 Zoning; prepare and process required CEQA analysis; and adopt Tier 2 Zoning. Upon receiving SACOG approval of the grant application (estimated April 2021), staff will bring a draft Memorandum of Understanding (MOU) between SACOG and the City for City Council's approval.

Motion was made by Vice Mayor R. Coe, Seconded by Council Member J. Pendergraph to **direct staff to submit an application to SACOG for the 2021 Community Design Funding Program**. Vote called – AYES: All. Motion carried.

3) City Engineer Dane Schilling presented the staff report to authorize staff to prepare and submit applications for external funding for pavement rehabilitation, drainage improvements and bike facilities on Spenceville Road. With the Johnson Rancho Annexation in 2014, approximately five miles of Spenceville Road was added into the City's infrastructure. Spenceville Road is a two-lane arterial roadway which is regionally significant, because it serves Beale Air Force Base (Beale AFB), rural residential and agricultural lands in the area, Camp Far West Lake, Spenceville Wildlife Area and connects to Placer and Nevada Counties. Beale AFB is the largest user of this roadway with their main south entrance (Vassar Gate) located approximately 7-miles northwest of the City of Wheatland. Spenceville Road also indirectly provides access to the Wheatland Gate via Jasper Lane. At the time of the annexation, the pavement conditions were relatively good, but significant deterioration has occurred since. Imminent repairs are needed to extend the life of the roadway and avoid more extensive deterioration, which would trigger the need for full reconstruction at a greater public cost. Spenceville Road also has narrow shoulders and other safety concerns. The addition of bike lanes would serve multiple purposes by enhancing alternative transportation and recreational access as well as improving vehicle safety. The proposed project would provide rehabilitation and bike lane installation over approximately 5-miles of roadway between Main Street and Hollis Lane. If sufficient funding can be obtained, the project will upgrade the striping and signage on approximately 2.4 miles of the County-owned portion and a portion of Main Street where it connects to Spenceville Road to add connected bike lanes at each end. Staff is proposing to apply for primary project funding through Federal Lands Access Program (FLAP) offered and managed by the Federal Highway Administration. Staff is also proposing to seek funding of the local match requirement through the 2021 Regional Funding Program offered by Sacramento Area Council of Governments (SACOG) in lieu of committing City funds to the project.

Council Member P. Shelton questioned if this makes sense with future development coming in as discussed in agenda item No. 5.1.

Motion was made by Council Member J. Pendergraph, Seconded by Council Member L. McIntosh to **approve Resolution No. 03-21 Authorizing Staff to Prepare and Submit Applications for External Funding of Pavement Rehabilitation, Drainage Improvements and Bike Facilities on Spenceville Road**. Vote called – AYES: All. Motion carried.

4) City Engineer Dane Schilling presented the staff report for council consideration to authorize the Mayor and City Manager to Execute Agreements with and Required by California Department of Transportation (CALTRANS) for funding, project authorization and/or infrastructure maintenance, including amendment to said agreements. The City of Wheatland is eligible to receive Federal and/or State funding for certain transportation projects as administered through California Department of Transportation (Caltrans). In order to program and receive such Federal and/or State funding, Caltrans requires that certain Master Agreements, Program Supplemental Agreements, Fund Exchange Agreements and/or Fund Transfer Agreements be executed with California Department of Transportation. Caltrans requires that improvements made by others within State highway right-of-way (such as improvements made by the City and its developers) be subject to a maintenance agreement and be maintained by others at their expense. Since the existing right-of-way for State Highway 65 runs through the City and certain city-owned public improvements exist and/or may need to be constructed, reconstructed, or modified within or across the highway right-of-way, multiple Caltrans maintenance agreements have been and will be required.

Actions which commit any City funds to the delivery of certain projects or construction and maintenance of public improvements will first be brought to the Council for approval. This authorization is for the administrative action of executing all Master Agreements, Program Supplemental Agreements, Fund Exchange Agreements, Fund Transfer Agreements, Landscape Maintenance Agreements, other infrastructure maintenance agreements and any amendments thereto with California Department of Transportation. Caltrans is requesting that the City's current agreements be updated for the programming of the Wheatland Road Complete Streets Project funding.

Motion was made by Council Member J. Pendergraph, Seconded by Vice Mayor R. Coe to adopt Resolution No. 02-21 Authorizing the Mayor and City Manager to Execute Agreements with and Required by California Department of Transportation (CALTRANS) for Funding, Project Authorization and/or Facility Maintenance, Including Amendments to Said Agreements. Vote called – AYES: All. Motion carried.

CONSENT CALENDAR

3.2 Council Member L. McIntosh commented asked for clarification on an approval for the Amended and Restated Contract for City Manager. City Attorney Jennifer Buckman provided clarification. McIntosh commented on General Employee Contracts. Buckman explained the City Manager has a separate contract and is not a general employee. McIntosh stated she is concerned about the addition to premiums on this contract and coverage allowed for other contract employees. McIntosh stated she is concerned with the financial burden to cover additional benefits to management employees.

Motion was made by Vice Mayor R. Coe, Seconded by Council Member J. Pendergraph to **approve Amended and Restated Contract for City Manager Services.** Vote called – AYES: Coe, Pendergraph and West. NOES: McIntosh and Shelton. Motion carried.

REPORTS

J. Buckman reported on the movement outfit in Yuba County called New California Commission trying to demand airtime at local meetings.

Chief Sylvester reported on Sergeant Chris Ellis as Officer of the Year.

J. Goodwin reported on the Stay-at-Home Order.

There being no further business, Mayor R. West adjourned the meeting at 7:50 p.m. in memory of Karen Troxel.

Minutes approved and adopted on this 9th day of February 2021.

Rick West, Mayor

Lisa J. Thomason, City Clerk