

**JANUARY 23, 2024, MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:00 – 7:25 P.M.**

COUNCIL MEMBERS PRESENT: A. Teter, R. Coe, R. West, P. Shelton
ABSENT: L. McIntosh

OTHERS PRESENT: B. Zenoni, City Manager
S. Wong, Finance Director
J. Buckman, City Attorney
D. Schilling
B. Wittmer, Police Chief
L. Thomason, City Clerk
J. Johnson, Account Clerk

PLEDGE OF ALLEGIANCE: Mayor R. West led the pledge of allegiance.

PUBLIC COMMENT - None

CONSENT CALENDAR

It was moved by Council Member A. Teter, Seconded by Vice Mayor R. Coe to **approve minutes from the regular City Council meeting on January 9, 2024; Resolution No. 04-24 Cancelling the Regular City Council Meeting on February 13, 2024; Receipt of Community Facilities District 2015-1 Special Tax and Bond Accountability Report, Fiscal Year 2022-23 and Resolution No. 05-24 Authorizing Purchase of Community Garden Fencing and Amending the Fiscal Year 2023-34 Community Garden Fund Budget.** Vote called – AYES: All. Motion carried.

REGULAR CALENDAR

1) City Engineer Dane Schilling presented the staff report to accept public improvements constructed by Bear Ridge Family Apartments Project and File Notice of Completion. The Bear Ridge Family Apartments is an 8.21- acre site located at 1961 -1989 Spenceville Road, adjacent to and south of the Wheatland Ranch residential subdivision. Final Inspection of the Parcel 1 Residential Units and the related Spenceville Road public improvements were completed on December 18, 2023. Staff has determined that the work performed by the developer is complete and in conformance with the approved plans, Subdivision Improvement Agreement, and conditions of approval. Furthermore, the developer has paid all required fees and is current on reimbursing the City for expenses. With tonight’s action the new street, sewer collection system, storm drain and water infrastructure improvements within the Spenceville Road will be owned and maintained by the City. There is also a water main infrastructure, which loops through the complex, which will be owned and maintained by the City. Accepting the project improvements and authorizing the filing of a Notice of Completion provides the mechanism for staff to book the improvements in the City’s inventory of assets and establishes a 30-day statute of limitations on liens, claims and stop notices against the Project’s Labor and Materials bond. A warranty bond provided by the developer will warrant the work for a period of one year after acceptance by the City.

Chris Walsh commented on signage and cost of building the project.

Mayor R. West commented on occupancy.

It was moved by Council Member A. Teter, Seconded by Vice Mayor R. Coe **to adopt Resolution No. 03-24 Accepting the Public Improvements Constructed by the Bear Ridge Family Apartments Project as Complete and Authorizing the Filing of a Notice of Completion.** Vote called – AYES: All. Motion carried.

2) City Manager Bill Zenoni presented the staff report and PowerPoint presentation for the Wheatland Aquatic Center Funding Status Report. In 2019 the City Council adopted a resolution accepting a gift of \$1 million from David Creps to be used for maintaining and operating a community swimming pool in Wheatland. The funds were deposited into an interest-bearing fund to be used to maintain and operate a community pool within the City and to operate an aquatic recreational program for the pool. The \$1 million plus interest would be returned to the David Creps Revocable Trust if the pool did not begin construction and operations within seven years of the agreement. In 2020 the City approved an agreement with the Melton Design Group (MDG) for on-call landscape architect and grant support services for the City's recreation facility projects. At that time, it was anticipated the pool project could be eligible for State Proposition 68 funding. The MDG completed the Wheatland Aquatic Center Feasibility Report which council accepted on September 28, 2021. The report recommended the project to start with the construction of a single pool designed to allow for recreational use, competitive swimming, diving, and water polo. Construction of the project would be on land provided by the Wheatland School District under a long-term \$1 per year lease agreement. Additional phases of the project include a shallow children/warm-up pool and a beach-entry recreational pool with play equipment and a slide. For the initial phase of the project, anticipated sources of funding include State Proposition 68 Rural Recreation and Tourism Program Grant; the Creps donation (assuming an amendment to the original agreement was approved to allow the use of donated funds for pool construction rather than pool operations and a long-term deferred loan from Yuba Water Agency. The Wheatland Aquatic Center Feasibility Study also identified the cost of operation and maintaining the pool once completed. The last action taken by council was the adoption of a resolution on December 14, 2021, approving an application to the State Department of Parks and Recreation. The City submitted the grant application and was notified in 2022 that Wheatland was not awarded grant funds. Staff have been exploring possible options for funding, but to date, no available grant funding has been identified. An option for consideration would be a capital funding campaign to generate donations.

Vice Mayor R. Coe commented on the Elementary School District Bond.

Mayor R. West commented on the deadline for a special district bond. West also stated that the Pool Ad-Hoc Committee needs to schedule a meeting for further discussion of the pool.

Council Member P. Shelton commented on meetings for discussion of the pool.

Chris Walsh commented on funds used after construction, NCAA specs, solar, operating costs, who will use the pool, school use and contacting the City of Lincoln to discuss the process they went through to get a pool.

REPORTS

City Engineer D. Schilling reported on the SYTIA meeting in Sheridan.

Police Chief B. Wittmer reported on grants.

City Finance Director S. Wong reported on W-2's and CalPERS response.

City Manager B. Zenoni reported on cancellation of the February 13th meeting, tentative SACOG meeting, interviews for the WFA Sustainability Study and General Plan Update discussions.

Vice Mayor R. Coe reported on the Sesquicentennial meetings.

Mayor R. West commented on the City Selection Meeting and Wheatland as the alternate on the LAFCo board for 2024.

CLOSED SESSION – no reportable action.

There being no further business, Mayor R. West adjourned the meeting at 7:25 p.m.

Rick West, Mayor

Lisa J. Thomason, City Clerk

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