

**FEBRUARY 9, 2021 MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:30 – 8:25 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
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

Motion was made by Council Member J. Pendergraph, Seconded by Vice Mayor R. Coe to **approve minutes from the regular City Council meeting on January 12, 2021; Resolution No. 04-21 Authorizing the Filing of a Transportation Development Act Claim for Fiscal Year 2020-2021; Quarterly Investment Report December 31, 2020; appointments to the Board of Directors of the Feather River AQMD and update on South Yuba Transportation Authority (SYTIA).** Vote called – AYES: All. Motion carried.

REGULAR CALENDAR

1) Development Director Tim Raney presented the staff report for consideration of appointment to the City of Wheatland Planning Commission. The City of Wheatland Planning Commission is comprised of five (5) members appointed by the City Council. Pursuant to Section 2.20.030 of the Wheatland Municipal Code, a Planning Commission appointment requires majority vote of the City Council. The Wheatland Municipal Code Section 2.20.030 states: the planning commission shall be composed of five members each of whom shall be appointed by majority vote of the city council, and one ex officio, nonvoting member, who shall be a member of the city council. The members may be from the city at large and are not required to be from specified areas of the city; however, it is the intent that the planning commission be composed of members who represent various areas of the city. The Wheatland City Clerk has continuously noticed the Planning Commission vacancy on the City's website as well as the City's posting boards since the first vacancy. The City has received one application from Brant Powner. On Thursday, February 4, 2021, the Wheatland Mayor and Vice Mayor conducted an interview of Mr. Powner and support him to be appointed to the Wheatland Planning Commission. The applicant has been informed the City Council will consider an appointment at this meeting. The appointed term expires in 2022.

Motion was made by Council Member J. Pendergraph, Seconded by Vice Mayor R. Coe that the **Wheatland Mayor and Vice Mayor are recommending the City Council appoint Brant Powner to the City of Wheatland Planning Commission term ending December 2022.** Vote called – AYES: All. Motion carried.

2) Community Development Director Tim Raney presented a staff report requesting City Council receive a presentation from Applied Development Economics (ADE) to update the Council on the status of the Wheatland Business Park Feasibility Study. The City of Wheatland was awarded \$100,000 of Category 3 project funding from SACOG for the City of Wheatland Business Park Feasibility Study. The purpose of the study is to identify a preferred business park site within the Johnson Rancho area, analyze feasibility, and determine the action steps required to achieve success in job creation. Development is not directly associated with the Business Park Feasibility Study; however, the plan will provide direction for future development, both private and public. On October 22, 2019, the Wheatland City Council selected ADE as the consultant to prepare the Wheatland Business Park Feasibility Study. The Business Park Feasibility Study is in progress and staff estimates the Study will be completed in early summer 2021. As part of this study, city staff and ADE have had ongoing discussions with the property owners throughout this process.

3) City Engineer Dane Schilling presented the staff report for Wheatland AMI Water Service Meter Installation Project-reject all bids received January 12, 2021, approve repackaged bid documents, and authorize bidding of the Wheatland AMI Water Service Meter Installation Project. With the support of the Yuba Water Agency (YWA), the City has been awarded a combined \$1.36 million grant through the Integrated Regional Water Management (IRWM) grant program, which includes fifty percent (50%) matching funds by YWA, for a Comprehensive Drinking Water Project. The Comprehensive Project will improve water system reliability; increase community awareness of water consumption; encourage sustainable water practices; and modernize the City's water supply system to accommodate growth. The grant includes several projects including a new municipal accounting and billing software system, new communication infrastructure and new water meters. On May 12, 2020, the City Council authorized the draft request for proposals (RFP) for implementation of the AMI water system. On September 22, 2020, the City Council authorized the City Manager to award contracts to Mueller Systems, LLC (Mueller) for the AMI system work. Additionally, on October 13, 2020, the City Council adopt Resolution No. 41-20 making a public interest finding for the sole source procurement of water meters and AMI endpoints supplied by Muller Systems, LLC for the City-wide AMI Water Meter Installation Project. The project for which bids were received was planned to install all new supply-side and demand-side (service) meters and implement systemwide water meter automation upgrades using the Advanced Metering Infrastructure to fully automate meter reading, enable timely leak detection; provide consumers with data for consumption management, increase operational efficiencies and improve the City's related operational and billing software. The project also would have added two new supply side meters at the City Corporation Yard, which would improve the City's management of the ground level storage tank flows in anticipation of changes to occur with the Water System Reliability Project funded through this same IRWM grant. Two bids were received, but both were determined to be non-responsive which is the cause for the City to reject them. The unsuccessful, apparent low-bidder, Keystone Metering Systems, Inc. of Luzerne, Pennsylvania, currently only has a C36 Plumbing Contractor license in California, whereas the bid documents required a Class 'A' General Engineering Contractor license. Keystone Metering Systems was deemed responsive in all other aspects, including the experience requirement. The second bidder, Santos Excavating, Inc. of Chico, California holds a Class A General Engineering license, but did not provide evidence of the required experience in performing mass-meter change-outs in association with the implementation of an Advanced Metering Infrastructure (AMI) System. This is a critical requirement given the specialized nature of the project. While most of the work

is just on meters and customer-side plumbing, which is within the realm of a C36 Plumbing Contractor license, the work on the supply-system metering requires an 'A' license. The project has been repackaged to defer the work which warranted the 'A' license, and just include the service metering work which is deemed to be within the qualifications of the C36 license. Due to the proposed immediate repackaging and rebid of the project, the bids are being held confidential until completion of the rebid. We can acknowledge that the unsuccessful, low bid total amount was under the engineer's estimated amount. The second bidder's total amount was not. While the bids were opened publicly, no members of the public were present for the reading of the bids, so neither the totals nor any specific bid values have been made available to anyone other than City staff and relevant Coastland staff members. It turned out that several other mass-meter change out projects had bid in California in the last couple of months creating a challenge for attracting bid interest for Wheatland's project. Some of the bidders who specialize in mass meter change-outs are, like Keystone Metering Systems, just C36 Plumbing Contractors, though others do hold an A license. Staff has checked with qualified contractors who were anticipated to bid and found that, by repackaging the project to just install the service metering equipment under a C36 Plumbing Contractors license, we can expect more bid interest, including submittal of a fresh bid by Keystone. Other minor adjustments have been made in the repackaged bid documents to compensate, where reasonably achievable, for the fact that there is currently a large load of this work still active throughout our region. The supply metering on the wells and at the corporation yard are planned to be repackaged separately with similar work related to the Water System Reliability project which is under the same grant as this project. Within the scope of that upcoming project, there is other similar, related pipeline work on the supply system which is envisioned for a separate contract anyway. Coastland Civil Engineering has repackaged the bid documents for the purchase and installation of all new service meters. With Council's authorization, the project is planned to be advertised for bids immediately after Council authorization with bids opening in March 2021. The installation timeline for the AMI water meters is dependent upon the City's billing system upgrade and Mueller's implementation of the software and infrastructure needed to read the AMI water meters. The City's billing system is expected to begin the migration to Tyler Technologies by March 2021. The Mueller team has begun their work on the AMI infrastructure and will coordinate the software and CIS integration following the billing system upgrade in following the City's municipal accounting and billing software system migration to Tyler Technologies Incode. Mueller is expected to have the infrastructure installation complete in time for the start of the meter installations. The construction contract for the service meter installation is planned to be awarded in April 2021 and installation could begin as early as May 2021. Staff has determined that no significant environmental impacts would occur as a result of this project and therefore the project is categorically exempt under CEQA.

Motion was made by City Council Member J. Pendergraph, Seconded by Vice Mayor R. Coe to **adopt Resolution No. 05-21 rejecting all bids received on January 12, 2021, approving the repackaged bid documents, and authorizing the City Engineer to proceed with bidding the repackaged project known as the Wheatland Advanced Metering Infrastructure (AMI) Water Service Meter Installation Project.** Vote called – AYES: All. Motion carried.

- 4) City Attorney Jennifer Buckman began Part I of Ethics Training.

REPORTS

City Council Member P. Shelton reported on the EDC meeting and conversation regarding the Hard Rock Casino to build out of a sports and entertainment zone.

Chief Sylvester reported on an article from Yuba County related to stolen vehicles.

City Manager J. Goodwin reported on the upcoming railroad crossing closures.

There being no further business, Mayor R. West adjourned the meeting at 8:25 p.m.

Minutes approved and adopted on this 23rd day of February 2021.

Rick West, Mayor

Lisa J. Thomason, City Clerk

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