

**APRIL 25, 2023, MINUTES  
REGULAR WHEATLAND CITY COUNCIL MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:00 – 8:38 P.M.**

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

**OTHERS PRESENT:** J. Goodwin, City Manager  
J. Buckman, City Attorney  
T. Raney, Community Development Director  
K. Valente, Senior Planner  
D. Schilling, City Engineer  
D. Sylvester, Police Chief  
A. Paquette, Fire Chief  
S. Wong, Finance Director  
L. Thomason, City Clerk  
J. Johnson, Account Clerk

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

**PUBLIC COMMENT**

None.

**CONSENT CALENDAR**

It was moved by Council Member L. McIntosh, Seconded by P. Shelton to **pull Consent Calendar No. 3.2 for further discussion. McIntosh commented on the annual community clean up day. It was moved by Council Member L. McIntosh, Seconded by Vice Mayor R. Coe to approve the City of Wheatland General Plan Annual Progress Report for 2022.** Vote called – AYES: All. Motion carried.

It was moved by Council Member P. Shelton, Seconded by Council Member L. McIntosh to **approve minutes from the regular City Council meeting on April 11, 2023, as amended to show Vice Mayor R. Coe as absent and remove the statement from Council Member L. McIntosh on page 2, ‘.... direct staff to investigate Police Department training for animals.’** Vote called – AYES: All. Motion carried.

**PUBLIC HEARING**

1) Community Development Director Tim Raney presented the staff report for consideration to approve the Pottery World/Avoca Orchards Annexation Project. Raney explained the City limit boundary the LAFCo process to annex land, pre zoning and the sphere of influence. The project has been through the Planning Commission process. The Planning Commission had questions regarding continuing agricultural use on the Avoca Orchards site, water supply on the property, project timeline and specific project plans. The project applicants responded that future development has not yet been planned for these areas. Future development would be required to go through review from the City,

including Design Review and CEQA. The Planning Commission recommended City Council approval of all proposed entitlement by a 5-0 vote.

### **City Council Comments**

Council Member P. Shelton commented on LAFCo, annexation and sphere of influence, manufacturing uses, water, sewer, island annexation, public services, the City's ability to provide services. Shelton comments to the project applicant include intentions for the project and drainage ponds.

Council Member L. McIntosh commented on the LAFCo process and the benefit prior to the General Plan Update.

City Attorney J. Buckman commented on the municipal services review component of the LAFCo process.

### **Public Comment**

Michelle Boom commented on orchards, water/drainage ponds, Dry Creek boundary, species habitat, environmental impact, and highway 65 traffic.

It was moved by Council Member L. McIntosh, Seconded by Council Member A. Teter to **adopt Resolution No. 15-23 Approving the Pottery World/Avoca Orchards Project Initial Study/Mitigated Negative Declaration (IS/MND), the Potter World/Avoca Orchards Project Mitigation Monitoring Program (MMP), and Errata Sheet.** Vote called – AYES: McIntosh, Teter, Coe, West. NOES: Shelton. Motion carried.

It was moved by Council Member A. Teter, Seconded by Mayor R. West to **adopt Resolution No. 16-23 Approving the Annexation of 140 Acres Into the City of Wheatland.** Vote called – AYES: Teter, West, Coe, McIntosh. NOES: P. Shelton. Motion carried.

It was moved by Council Member A. Teter, Seconded by Vice Mayor R. Coe to **adopt Resolution No. 17-23 Approving the General Plan Map Amendment for the 30-Acre Pottery World Project Site from Urban Reserve (UR) to Employment (E).** Vote called – AYES: Teter, Coe, McIntosh, Shelton, West. Motion carried.

It was moved by Council Member A. Teter, Seconded by Vice Mayor R. Coe to **Introduce and Waive the First Reading of proposed Ordinance No. 491 Prezoning the 140-Acre Project Area to Light Industrial (M-1), Residential Single-Family (R-1), and Two-Family Residential (R-2).** Vote called – AYES: Teter, Coe, McIntosh, West. NOES: L. McIntosh. Motion carried.

### **REGULAR CALENDAR**

1) Police Chief Damiean Sylvester presented the 2022 Police Department Annual Report. No action necessary, receive and file.

2) Police Chief Damiean Sylvester presented the 2023 First Quarter Crime Statistics Report. No action necessary, receive and file.

3) Fire Chief Art Paquette presented the Wheatland Fire Authority Annual Report. No action necessary, receive and file.

4) Community Development Director Tim Raney presented the staff report to request proposals for

professional services from consultants to assist with the General Plan update. The City is currently in the process of preparing a General Plan Update. The current General Plan was adopted in 2006 to guide decisions makers through 2025. The City is seeking the services of a qualified firm to prepare the update and subcontract as necessary for technical analysis. The proposed project will be brought to the Wheatland Planning Commission and City Council for future review.

### City Council Comments

Mayor R. West commented on a time frame.

It was moved by Council Member P. Shelton, Seconded by Vice Mayor R. Coe that the **Wheatland City Council review the Request For Proposals (RFP) and provide direction to staff to release the RFQ in order for qualified firms to respond.** Vote called – AYES: All. Motion carried.

5) City Manager Jim Goodwin presented the staff report for consideration to approve Task Orders with Raney Planning & Management to process the proposed Heritage Oaks Estates East Tentative Subdivision Map Project. The proposed project includes the subdivision of the project site for single-family residential uses. The proposed Task Order with Raney Planning and Management Inc. has been prepared pursuant to the Professional Services Agreement between the City of Wheatland and Raney Planning and Management Inc. executed on May 16, 2022. The proposed Task Order exceeds the City Manager's approval authority, as a result, the Task Order requires City Council approval. State law requires the City to process the proposed tentative map application. Council action does not include any recommendations on the project itself.

### City Council Comments

Council Member P. Shelton commented on the scope of work.

It was moved by Council Member L. McIntosh, seconded by Vice Mayor R. Coe to **approve Task Order with Raney Planning & Management, Inc. for Processing of the Proposed Heritage Oaks Estates East Tentative Subdivision Map Project.** Vote called – AYES: All. Motion carried.

6) \*City Engineer Dane Schilling presented the staff report for discussion and consideration to adopt a resolution authoring the City Manager to enter into agreements with Bishop Pumpkin Farm, Wheatland School District and Yuba County Office of education; amending the FY 2022-23 Budget; approving bid documents; and authorizing the City Manager to advertise the City of Wheatland 2023 Pavement Maintenance Projects for bidding. The projects are identified on Hooper Street between Highway 65 and Olive Street, Olive Street from Hooper Street to its westerly terminus, and Main Street from E Street to the westerly terminus. Adequate amounts of road maintenance revenues have accumulated, staff is recommending that these three priority projects be constructed under one construction contract known as the 2023 Pavement Maintenance Projects.

**\*Vice Mayor R. Coe and Council Member P. Shelton were recused from agenda item No. 5.6 due to a conflict of interest. The property they reside on is in the vicinity of the maintenance projects.**

Council Member L. McIntosh commented on funding and the possibility of a Main Street median. McIntosh requested a change to the wording on the proposed resolution, Page No. 2. Remove the words 'up to' from the Pumpkin Farm Joint Admission Fund and funding from the Wheatland School District and Yuba County Office of Education.

It was moved by Council Member L. McIntosh, Seconded by Mayor R. West to adopt **Resolution No. 14-23 authorizing the City Manager to enter into agreements with Bishop Pumpkin Farm, Wheatland School District and Yuba County Office of Education; amending the FY2022-23 Budget; approving bid documents; and authorizing the City Manager to advertise the City of Wheatland 2023 Pavement Maintenance Projects for bidding.** Vote called – AYES: McIntosh, West, Teter. ABSTAIN: Coe, Shelton. Motion carried.

## **REPORTS**

Fire Chief A. Paquette reported on jet ski training.

Police Chief D. Sylvester reported on the Goal Award from Lexipol.

Finance Director S. Wong reported on payment on bonds.

City Manager J. Goodwin reported on the \$5.8 million for the Wheatland Senior Apartments Project.

Vice Mayor R. Coe reported on the League of California discussion of Accessory Dwelling Units.

Mayor R. West reported on SACOG.

**Meeting adjourned to Closed Session at 7:54 p.m.**

## **CLOSED SESSION**

**The meeting was reconvened at 8:38 p.m. with no reportable action.**

There being no further business, Mayor R. West adjourned at 8:38 p.m.

Minutes approved and adopted on this 9<sup>th</sup> day of May 2023.

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Rick West, Mayor

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Lisa Thomason, City Clerk