

**MAY 28, 2019 MINUTES  
REGULAR WHEATLAND CITY COUNCIL MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:30 – 7:45 P.M.**

**COUNCIL MEMBERS PRESENT:** R. Coe, J. Henderson,\*L. McIntosh, J. Pendergraph  
ABSENT – R. West  
\*Council Member L. McIntosh arrived at 6:43 p.m.

**OTHERS PRESENT** J. Goodwin, City Manager  
J. Buckman, City Attorney  
D. Schilling, City Engineer  
S. Mahoney, Finance Director  
A. Wightman, Police Chief  
A. Paquette, Fire Chief

**PLEDGE OF ALLEGIANCE:**

Mayor J. Henderson led the pledge of allegiance.

**PUBLIC COMMENT** - None

**INFORMATIONAL ITEM**

Police Chief Allyn Wightman reported that the Wheatland Police Department and the Wheatland Fire Authority received a resolution from Butte County Board of Supervisors Recognizing and Commending Mutual Aid Provided by the City of Wheatland During the Camp Fire Disaster Response and Recovery Efforts.

**CONSENT CALENDAR**

Motion was made by Council Member J. Pendergraph, Seconded by Council Member R. Coe to **approve minutes of the regular meeting on May 14,, 2019**. Vote called – AYES: Pendergraph and Coe. ABSTAIN: J. Henderson. ABSENT: McIntosh and West. Motion carried.

**REGULAR CALENDAR**

1) City Engineer Dane Schilling presented the staff report for SACO 2019 Regional Funding Round, Wheatland Road Access and Mobility Project. The 2019 SACOG funding round is a one-time program to complete the 2018/2019 funding cycle. Generally, SACOG conducts a funding round every two years. Yet as part of the 2018 funding round the SACOG board acted to withhold approximately one third of that funding until 2019 (due to risks. to state sources of funding at that time and the desire to align with the policy priorities developed in the long-range plan). As such, the SACOG board will award the remaining approximately \$55 million through a competitive funding round in 2019. The SACOG board has adopted a policy framework for the 2019 funding round. Eligible applicants can apply to one of three 2019 funding programs and applications are due on June 10, 2019. The 2019 Funding Round consists of three individual program categories; 2018 Partial Projects; State of Good Repair and Planning & Project Development. Applicants may only apply in one of these three program categories. This funding category provides up to \$250,000 for transportation planning studies or technical work towards a specified project development phase on a capital project that supports the implementation of the Metropolitan Transportation Plan/Sustainable Communities Strategy. The emphasis of the program is to fund cost-effective transportation projects that realize

the performance benefits of the MTP/SCS. The program seeks to promote effective and efficient use of limited state and federal funding resources to both develop and maintain the regional transportation network and provide regional benefits. The proposed project involves Wheatland Road and First Street between Highway 65 and the westerly City limits. This 2-lane segment is classified as a "major collector" by state and federal criteria. Not only does it serve as a collector street to Wheatland it serves as a regional connector between Highway 65 and Highway 70, and provides highway access to the thousands of acres of agricultural lands in the region. The needs of the project are many and varied. Some segments are improved on both sides of the street and require little work. Other segments are unimproved on both sides of the roadway with have two vehicle lanes but don't have shoulders, sidewalks or bike facilities. Also, the majority of the pavement in the project area is in need of resurfacing or reconstruction. Specific improvements may include road widening for turn-lanes, shoulders and bike lanes, dedicated bike/pedestrian paths, new sidewalks, sidewalk replacement, new crosswalks and pedestrian ramps, road rehabilitation/restoration, safety lighting, roadway signs and pavement markings. These elements will meet several of the competitive aspects of the grant opportunity.

Mayor J. Henderson questioned if the 11.47% will be the minimum match that the City can apply for. D. Schilling responded the 11.47% is the City's contribution to secure federal aid funds and the percentage is set by the government.

Henderson questioned that since its federal money could the City go after local monies to help match the 11%. Schilling responded yes, as long as they do not come from a federal source.

Sandra Gilbert commented on development in the study. Schilling responded.

Motion was made my Council Member R. Coe, Seconded by Council Member J. Pendergraph to **adopt Resolution No. 17-19 Directing the City Engineer to Prepare an Application for the 2019 SACOG Funding Round for the Wheatland Road Access and Mobility Project.** Vote called – AYES: Coe, Pendergraph and Henderson. ABSENT: McIntosh and West. Motion carried.

\*Council Member L. McIntosh arrived.

2) City Manager Jim Goodwin presented the staff report for the Memorandum of Understanding between City of Wheatland and Bishop Pumpkin Farm regarding 2019 dust and gravel control measures. City and Bishop Pumpkin Farm previously entered into a Developer Agreement on January 11, 2011 that specified a fee to be paid to city as a percentage of fees paid by visitors for use of attractions at Bishop Pumpkin Farm. That Developer Agreement was amended on September 26, 2017. The terms of the agreement, as amended, state that Bishop Pumpkin Farm and City will agree on the use of funds from the Pumpkin Farm Joint Admission Fund for any public project. Dust and gravel caused by traffic during operation of Bishop Pumpkin Farm causes numerous complaints each season. In order to address the dust and gravel concerns during the 2019 season, Bishop Pumpkin Farm is agreeing to pave the entry road at the end of Main Street. In addition, in 2018 the City contracted for street sweeping on those streets affected by ingress and egress to the farm as a dust control measure and plans to implement street sweeping again in 2019. The MOU memorializes this agreement and states; the City will reimburse Bishop Pumpkin Farm for paving the gravel entrance at Main Street, provided Bishop Pumpkin Farm demonstrates permission from the current property owner and secures any necessary permits that may be required from Yuba County to complete the work; Bishop Pumpkin Farm will design the entry with speed controls to ensure vehicles enter and exit the property at safe speeds. Speed control measures must be approved by the City Engineer; reimbursement is for actual cost for completion of the work and not to exceed \$25,000; the City will implement street sweeping following the peak weekends of operation on streets impacted by traffic to and from Bishop Pumpkin Farm an all work above will be paid for from the Pumpkin Farm Joint Admission Fund.

Motion was made by Council Member J. Pendergraph, Seconded by Council Member R. Coe to **adopt Memorandum of Understanding (MOU) between City of Wheatland and Bishop Pumpkin Farm regarding 2019 Dust and Gravel Control Measures.** Vote called – AYES: Pendergraph, Coe, Henderson and McIntosh. ABSENT: West. Motion carried.

3) Finance Director Susan Mahoney presented the staff report for the Fiscal Year 2019-2020 proposed operating budget. The City Council adopts an annual budget for City government operations no later than June 30th for the upcoming fiscal year that begins on July 1<sup>st</sup>. The attached proposed FY 2019-2020 Operating Budget has been prepared with input from all City Departments and the City Manager. In developing the budget, staff analyzed existing service levels and potential services, considering priorities and financial constraints, and made modifications accordingly. The budget includes all City funds except for fiduciary funds that the City holds as a trustee and cannot be used to fund City programs. Mahoney presented information on the City's general Fund, personnel, special revenue funds and the enterprise fund.

Mayor J. Henderson commented that increased revenue and costs are budgeted to be similar and taking away possible capital items. Henderson questioned if interest is improving. S. Mahoney responded that money has been moved from Umpqua Bank to LAIF and interest rates are increasing, definitely accruing more interest. Henderson commented on the graph in the document related to public safety. Henderson commented on Planning Services that were budgeted for \$75K and the City spent \$125K and questioned if this is part of the grant process. Mahoney responded yes. Henderson commented on grants and not being able to pass administrative costs on to planning. Mahoney responded generally there is offsetting revenue. Henderson commented that the City is going after several grants for capital projects. If the projects come to fruition will the City be solvent to move forward with them. Mahoney responded yes. Henderson questioned when the reimbursement from FEMA will be received. A. Wightman responded 2021. Henderson commented that he noticed there are impact funds that the City may or may not be using and if there is any that are trouble spots. Mahoney responded no.

Staff was directed to bring back a final proposed budget at the June 25, 2019 City Council meeting.

4) City Manager J. Goodwin presented the staff report for exploration of wastewater treatment alternatives. The City of Wheatland currently operates a wastewater treatment plant (WWTP) at the southerly edge of the City, along the Bear River. The City's existing permit allows for disposal via infiltration basins, with a 30-day dry weather average not to exceed 0.62 million gallons per day (MGD). Over the past five years, the City's 30-day average has been approximately 0.20 MGD. Although the City has unused capacity at its own plant, the City has committed a majority of the available capacity to three, developers. Virtually all capacity in the City's existing WWTP has been allocated to the Caliterra, Heritage Oaks East and Heritage Oaks West subdivisions. Accordingly, any additional in-fill development will require careful examination of capacity before a project could be approved. The current plant does not have capacity to serve the Hop Farm and Johnson Rancho Annexation Area. For some time, the city has been wrestling with next steps to resolve the capacity issue. In addition, the City has struggled with the risk of having a portion of the WWTP on the river side of the Bear River levee and has received a Notice of Violation from the Regional Water Quality Control Board when a past storm event partially washed the City's, infiltration basins away. Earlier this month, Mayor Henderson and your City Manager, Community Development Director and City Engineer attended a meeting to discuss Yuba County regional wastewater concerns. That meeting revealed that both the Linda County Water District (LCWD) and Olivehurst Public Utilities District (OPUD) wastewater plants are operating significantly under design capacity. In addition, both plants are located on sites allowing for significant expansion of the current operations. Connecting to an existing plant with capacity to serve current and future needs may provide the most immediate and cost-effective solution to the city's wastewater capacity concerns. The uncertainty regarding wastewater capacity is a limiting factor with regard to attracting new commercial investment.

The alternatives analysis will consider; potential treatment facility options, including interest in accepting Wheatland effluent; costs associated with connection to an existing plant, including both pipeline construction, buy-in to the existing facility and any loan repayment of existing loans that may be triggered by the decision to connect to an existing plant; examination of the expansion potential and continued operation of the current plant; funding and financing opportunities and estimated rate impact including cost of treatment, collections, debt service, reserves and capital investment. Dane Schilling explained that wastewater opportunities have been predicated on development. Developers are not coming forward with large sums of cash to prefund utilities and this is a good reason to reassess. Steps the City would go through would be; gather information from other WWTP in the area; loan payments they have; funding opportunities and come up matrix to layout options for capital costs, timing and eventually rates that are associated with that.

Council Member R. Coe questioned if the City were to participate in a regional plan would Wheatland's WWTP close. Schilling responded yes.

Council Member L. McIntosh questioned if the City has had this option before. Schilling responded as far as regionalization, yes. McIntosh questioned if this would be something to be considered prior to future development. Schilling responded yes and no, the City has prior commitments which can come at any time or default which would give up their WWTP capacity. McIntosh stated she has concerns of timing.

Council Member J. Pendergraph questioned how long the study will take and how long the study is good for. Schilling the study will take 8 weeks and the study will be good as long as the conditions are the same and generally the conditions do not change.

J. Goodwin commented that some of the hard numbers won't change much at all, but more importantly regards to an existing plant is what the buy in cost would be. Goodwin added that Wheatland is not the only entity exploring options.

Mayor J. Henderson commented on the liability to the City with the ageing existing WWTP.

Goodwin added that there are partners in the region looking to move forward and it may be beneficial to Wheatland residents to proceed with exploring options.

Motion was made by Council Member R. Coe, Seconded by Council Member J. Pendergraph **to direct the City Engineer to prepare alternative analysis for wastewater treatment.** Vote called – AYES: Coe, Pendergraph, Henderson and McIntosh. ABSENT: West.

5) City Manager J. Goodwin presented the staff report for procurement of services for assistance with long-term fiscal sustainability planning and communications. On April 9 of this year the City Council stated the intent to gauge community interest in and seek an extension of the existing locally-controlled, voter-approved one-half cent transaction and use tax to preserve long-term fiscal sustainability. Formal action to place the item on the November 2020 ballot would be taken by Council in 2020. Staff believes it is important to seek assistance with community engagement planning and public information programming. The Lew Edwards Group is a leader in assisting public agencies' communications and long-term fiscal sustainability planning efforts. Staff is recommending Council approve utilizing the services of the firm with costs not to exceed \$30,000. Staff recommends securing these services sole-source as a result of the firm's substantial local experience.

Motion was made by Council Member R. Coe, Seconded by Council Member J. Pendergraph **to direct the City Manager to obtain the services of Lew Edwards Group for an amount not-to-exceed \$30K.** Vote called – AYES: Coe, Pendergraph, Henderson and McIntosh. ABSENT: West.

**7:13 P.M. CITY COUNCIL ADJOURNED TO CLOSED SESSION** – no reportable action.

**7:43 P.M. REGULAR MEETING RECOVERED**

**REPORTS** - None

**ADJOURN**

There being no further business, Council Member J. Henderson adjourned the meeting in memory of Burt Haughey and Betty Lopez at 7:45 p.m.

Minutes approved and adopted this 11<sup>th</sup> day of June 2019.

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Joseph Henderson, *Mayor*

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Lisa J. Thomason, *City Clerk*

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