

**JUNE 13, 2017 MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:30 –7:15 P.M.**

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

OTHERS PRESENT

G. Greeson, City Manager
K. Nelson, City Attorney
T. Raney, Community Development Director
S. Mahoney, Finance Director
A. Wightman, Police Chief
J. Waggershauser, Fire Chief

PLEDGE OF ALLEGIANCE:

Council member J. Pendergraph led the pledge of allegiance.

PUBLIC COMMENT

None.

CONSENT CALENDAR

It was moved by Council member R. Coe, seconded by J. Henderson to approve minutes from the regular City Council meeting on May 23, 2017. Vote called – AYES: All. Motion carried.

REGULAR CALENDAR

1) G. Greeson presented discussion of painting on Spenceville Road. The City has received several Complaints, ranging from aesthetics and safety, related to the annual tradition of incoming Wheatland High School seniors painting on Spenceville Road. While the City understands the annual tradition it is obligated to research the issue. PARSAC, the Public Agency Risk Sharing Authority of California, was contacted to discuss possible options to continue the tradition as currently presented without the risk of a potential liability case against the City and the answer was there are none. Joanne Rennie, PARSAC representative, explained that the City is aware of the event and potential claims against could arise for the City should an accident occur and someone is injured. Rennie suggested high school students and school staff discusses and plan options for a new tradition.

Council member McIntosh questioned if the road painting event had already taken place this year. Greeson stated the painting had taken place but on a portion of the road that is outside City limits.

Council member Coe stated it would be his personal choice to allow the tradition to continue, however Spenceville Road is dangerous.

Council member West added that he too would be in favor of continuing the tradition; however an accident would be a liability to the City.

Council member Pendergraph commented that the issue of the traditional road painting is not whether or not the City is for/against it, but that is a known liability that the City cannot ignore.

John Abe, former student of Wheatland High School, presented Council and audience members with possible solutions to continue the tradition such as road signs warning the area of painted roads are slippery when wet or maybe painting the section of road directly in front of the high school. Rennie stated placing caution road signs on Spenceville Road may be a possibility and Greeson added that the suggestion of painting the section of road in front of the high school could be a possibility.

In conclusion, Greeson stated comments and suggestions from the council meeting will be forwarded to the high school.

2) T. Raney presented discussion of consideration of adopting a resolution approving Annexation No. 1 to Community Facilities District No. 2015-1; Establishing a Special Tax for the Annexed Area; and Authorizing and Directing, the Preparation and Recording of an Amended Notice of Special Tax Lien Relating Thereto. In 2015, the Wheatland City Council adopted formation documents establishing Community Facilities District (CFD) No. 2015-11 (Wheatland Public Services), authorizing the levy of a special tax on properties in the Heritage Oaks Estates - East project, for the purpose of paying a portion of the cost of City police services, fire protection and suppression services, ambulance and paramedic services, maintenance of roads and roadways, storm protection services, maintenance of parks and landscaping in public areas and other public services. The CFD was structured to initially include Heritage Oaks Estates - East and also to allow other future development projects to be annexed to the CFD. Caliterra Ranch is a five-hundred and fifty-two (552) unit single-family residential development project owned by Dale Investments, LLC. The development project is moving forward with entitlement documents having received tentative map approval earlier this year. City staff expects the developer to submit its first final map later this year. One of the conditions of the Development Agreement applicable to this property is that the property be included in a CFD and that a special tax be established (with the Developer's vote in support) for the purpose of funding City services and maintenance obligations. City staff and its consultants have calculated an initial (FY 2016-17) annual special tax of seven hundred twenty-five dollars (\$725) per single family residential unit. The special tax will be increased annually by the greater of the increase in the Consumer Price Index, or four percent (4%). Dale Investments, LLC has submitted its Unanimous Approval of annexation to Community Facilities District No. 2015-1 (Wheatland Public Services), constituting the unanimous vote by the property owner in favor of annexation of the property to the CFD. Adoption of the proposed resolution would approve the First Amendment to Notice of Special Tax Lien - City of Wheatland Community Facilities District No. 2015-11 (Wheatland Public Services), including Supplement No. 11 (Tax Zone No.2) to the Rate and Method of Apportionment of Special Tax, which annexes the property and establishes the special tax for the Caliterra Ranch development project, as Annexation No.1 to CFD 2015-.1

It was moved by Council member R. Coe, seconded by J. Pendergraph to **approve Resolution No. 08-17 Approving Annexation No.1 to Community' Facilities District No. 2015-1; Establishing A Special Tax for the Annexed Area; and Authorizing and Directing the Preparation and Recording of an Amended Notice of Special Tax Lien Relating Thereto.** Vote called – AYES: Coe, Pendergraph, McIntosh and West. ABSTAIN: Henderson. Motion carried.

PUBLIC HEARING

1) S. Mahoney presented discussion of continuance of assessments for Wheatland-Premier Grove Landscaping & Lighting District. The Council adopted the Resolution of Intention to continue placing of assessments for the Wheatland-Premium Grove Assessment District at their meeting of May 23, 2017. That Resolution included the setting of the date for the required public hearing on the assessments for June 13, 2017.

There have been no changes to the methodology for establishing the assessments from the previous years of this district. The Cost of Living Adjustment of 3.00% was applied to the existing assessment amount to determine the next year's assessment. These assessments are intended to generate \$96,300 in revenues to be used for the maintenance of the park areas included along with street lighting in the district boundaries and other related expenses.

Public Comment – None.

It was moved by Council member J. Pendergraph, seconded by J. Henderson to **approve Resolution No. 07-17 Confirming Engineer's Report, Diagram, Annual Assessment, and Directing Auditor of Yuba County to Levy and Collection Assessments for Fiscal Year 2017-18 in the Wheatland-Premier Grove Landscaping and Lighting District.** Vote called – AYES: All. Motion carried.

REPORTS

- 1) R. Coe reported on the JPA regarding the Regional Homeless Plan.

CLOSED SESSION

No reportable action.

ADJOURN

There being no further business, Mayor Rick West adjourned the meeting at 7:15 p.m.

Minutes approved and adopted this 27th day of June, 2017.

Rick West, *Mayor*

Lisa J. Thomason, *City Clerk*