

**JUNE 27, 2023, MINUTES  
REGULAR WHEATLAND CITY COUNCIL MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:00 – 7:34 P.M.**

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

**OTHERS PRESENT:** J. Goodwin, City Manager  
B. Zenoni, City Manager  
J. Buckman, City Attorney  
T. Raney, Community Development Director  
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.

**The City Council presented Police Chief Damiean Sylvester with a Proclamation Commending him for His Service as City of Wheatland Police Chief.**

**The City Council presented City Manager Jim Goodwin with a plaque thanking him for his five years of service to the City of Wheatland.**

**PUBLIC COMMENT**

Lisa Marie commented on the sidewalk in front of the new apartment buildings on Spenceville.

**CONSENT CALENDAR**

It was moved by Vice Mayor R. Coe, Seconded by Council Member P. Shelton to **approve Resolution No, 24-23 Authorizing the City Manager to Execute a Construction Contract with Consolidated Engineering, Inc. and Approve Contract Change Orders for the City of Wheatland 2023 Pavement Maintenance Projects and Resolution No. 25-23 to Adopt a List of Projects Funded by SB-1 The Road Repair and Accountability ACT IN FY 2023-24.** Vote called – AYES: All. Motion carried.

**PUBLIC HEARING**

1) Finance Director Steve Wong presented the staff report for a resolution confirming the Engineer’s Report, Diagram, Annual Assessment, and Directing the Auditor of Yuba County to Levy and Collect Assessments for Fiscal Year 2023-24 in the Wheatland-Premier Grove Landscaping and Lighting Assessment District (Including Park Place Annexation). It is recommended that the City hold a public hearing, consider all public comments, and approve the resolution.

John Shilts from SCI consulting was present at the meeting and addressed City Council member comments.

Council Member P. Shelton commented on the dollar amount, current to now.

Mayor R. West commented on ponding at the detention basin in Wheatland Ranch.

Council Member L. McIntosh commented on covering costs.

It was moved by Council Member P. Shelton, Seconded by Vice Mayor R. Coe to **hold a public hearing, consider all public comments and subsequently approve Resolution No. 27-23 that would approve the Engineer's Report, confirm the diagram and assessment and order the levy of the continued assessments for fiscal year 2023-24 for the Wheatland-Premier Grove Landscaping and Lighting Assessment District (including Park Place Annexation) as the final step in levying the continued assessments.** Vote called – AYES: All. Motion carried.

## REGULAR CALENDAR

**\*At 6:30 p.m., Vice Mayor R. Coe and Council Member P. Shelton recused themselves from the meeting regarding regular agenda item No. 5.1 for a conflict of interest according to their property address.**

1) Community Development Director Tim Raney presented the staff report for consideration of the updated Memorandum of Understanding (MOU) between the City of Wheatland and Bishop's Pumpkin Farm. At the June 13<sup>th</sup> council meeting, city staff and council discussed several items related to the proposed MOU and updated the MOU based on the previous discussions. The recommended legal language read into the record by the City Attorney has also been incorporated into the updated MOU. Exhibit A to the MOU showing the location of the four site additions has also been updated. The updated MOU and exhibit outline the chronological order of the proposed project documents and entitlements. The process for the proposed project includes a step beginning with the out of area service request and annexation into the City of Wheatland. The steps are; Out of Area Service Request; General Plan Update, Annexation Request and Annexation Approval.

Mayor R. West commented on square feet and Bishop's ability to pull permits through the County before annexation. West also questioned the results if LAFCo does not approve, what happens to the \$150,000.

Council Member L. McIntosh also commented on results if LAFCo does not approve, number of rides and square feet.

P. Walsh commented on council members not approving the MOU, the tractor ride and exact square footage, the change of language (kiddie/children) and traffic.

F. Shelton commented on monetary estimates, timeline, and questioned if the MOU went before the Planning Commission and for council to reject the MOU.

C. Walsh commented on rushing the MOU, traffic solution, CEQA and council not approving the MOU.

A. Bishop commented on a traffic report from late March 2023, the language kiddie/children, number of rides and square footage and the second entrance.

H. Gilbert commented on financial interest and representing people.

It was moved by Council Member L. McIntosh, Seconded by Council Member A. Teter to **direct the City Manager to execute the Memorandum of Understanding between the City of Wheatland and Bishop's Pumpkin Farm.** Vote called – AYES: All. Motion carried.

**\*At 6:43 Vice Mayor R. Coe and Council Member P. Shelton returned to the meeting.**

2) Police Chief Damiean Sylvester presented the staff report to adopt a resolution approving and agreement with Wheatland Union High School (WUHSD) District for a School Resource Officer directing the City Manager to execute the agreement. In 2021 WUHSD secured a two-year agreement grant allowing them to fund one, part-time School Resource Officer, twice a week for 8 hours each day. Later that year the agreement was amended to cover the 2022/2023 school year, with an increase in SRO hours to full-time during the school year. The agreement acknowledges that circumstances may arise that limit the SRO hours provided. The program has been well accepted and Wheatland Union High School District would like to extend the program two more years. Under the proposed agreement, WUHSD shall reimburse the City an amount not to exceed \$81,000 for FY 2024, and \$83,500 for FY 2025. The current agreement adds to the eligible reimbursement of 10% to cover administrative costs associated with the program. The agreement has already been approved by the school district and signed by the Superintendent.

Council Member P. Shelton commented on the general fund and mandatory overtime and being called out while on campus.

Mayor R. West commented on staying within the budget for labor in the Police Department.

It was moved by Vice Mayor R. Coe, Seconded by Council Member P. Shelton to **approve proposed agreement between the City of Wheatland and Wheatland Union High School District (WUHSD) for one School Resource Officer and directing the City Manager to execute the agreement.** Vote called – AYES: All. Motion carried.

3) Finance Director Steve Wong presented the staff report for Fiscal Year 2023-2024 Operating Budget. At its June 13, 2023, meeting, the City Council reviewed and discussed the proposed FY 2023-2024 operating budget and provided staff with direction and comments. The proposed FY 2023-2024 budget continues the existing level of service currently provided to City residents and adds a plant operator to the Public Works, Parks, Water and Wastewater team. Funding is appropriated for the City's Sesquicentennial planning and management, design of a regional sewer connection line to replace the existing wastewater treatment plant, the General Plan Update, continuation of economic development activities, completion of the Comprehensive Drinking Water project, Fire Station 1 improvements and completion of the 2023 Pavement Maintenance project. Funding for employee merit pay increases the amounts necessary for cost-of-living increase and increased costs associate with employee health insurance is included in the appropriate operating budgets., revenues in the Water Fund cover maintenance and operation costs, annual debt service obligations and the maintenance of a prudent reserve. The Wastewater Fund continues to see a decline in Net Position and there is no reserve to pay for future infrastructure maintenance and replacement. It is anticipated that adoption of the currently in-process study of water and sewer rates will provide the funding for the necessary infrastructure maintenance and replacement in these two funds. Due to the uncertainty of future building activity, no revenue is projected in the General Fund's excise tax revenue account and only interest income is projected in the Impact Fee funds. All approved capital projects and special projects are fully funded. The resolution includes the budget control policies adopted by the Council each year as part of the budget process. In addition, Resolution 26-23 establishes the appropriations limit (Gann limit) as required by Article XIII B of the California Constitution.

Council Member L. McIntosh commented on the incorrect name used for the Wheatland Ranch/ Premier Grove.

It was moved by Mayor R. West, Seconded by Vice Mayor R. Coe to **adopt Resolution No. 26-23 Adopting Resolution No. 26-23 Operating Budget.** Vote called – AYES: All. Motion carried.

4) City Manager Jim Goodwin presented the staff report to adopt a resolution approving a Negotiated Memorandum of Understanding (MOU) update for the Wheatland General Plan Employees Association (WGEA). Salary and benefit negotiations are conducted periodically with the city's employee associations. Based on recently concluded negotiations, the changes are included in the MOU: two-year agreement covering July 1, 2023 to June 30, 2025; a Cost of Living Adjustment (COLA) of 3% effective July 1, 2023; a COLA of 3% effective July 1, 2024; a provision granting a 2% longevity incentive to all WGEA employees at 20-years of continuous service to the City of Wheatland; a commitment to complete a CalPERS actuarial study at a cost not-to-exceed \$10,000 with the Finance Director providing quarterly updates on the progress of the study; a commitment to reopen negotiations with WGEA if the City Council does not complete and the CalPERS actuarial Study. The 2% incentive for longevity will affect 2 current employees. If all current employees continue serving, only one additional employee will become eligible in the next five years. Changes included in the Police Officers Association) POA MOU are: two-year agreement covering July 1, 2023 to June 30, 2025; a Cost of Living Adjustment (COLA) of 3% effective July 1, 2023; a COLA of 3% effective July 1, 2024; a provision allowing for time served in Wheatland as a full-time reserve officer to count toward achieving the initial five-year longevity incentive already included in the MOU.; a commitment to complete a CalPERS actuarial study at a cost not-to-exceed \$10,000 with the Finance Director providing quarterly updates on the progress of the study and a commitment to reopen negotiations with WPOA if the City Council does not complete the CalPERS actuarial Study. The provision allowing time served in Wheatland as a Reserve Officer to count toward the five-year longevity incentive will affect three (3) current employees. One will receive credit for two months of reserve service and be eligible in 2023, one will receive credit for one year of reserve service when becoming eligible in 2026, and one will receive credit for 6 weeks of reserve service when becoming eligible in 2027. No other officers served full-time as a reserve officer prior to becoming a full-time permanent employee of the City of Wheatland. Changes included is the Wheatland Sergeants Association (WSA) are: two-year agreement covering July 1, 2023 to June 30, 2025; a Cost of Living Adjustment (COLA) of 3% effective July 1, 2023; a COLA of 3% effective July 1, 2024; a provision allowing for time served in Wheatland as a full-time reserve officer to count toward achieving the initial five-year longevity incentive already included in the MOU; a commitment to complete a CalPERS actuarial study at a cost not-to-exceed \$10,000 with the Finance Director providing quarterly updates on the progress of the study and a commitment to reopen negotiations with WSA if the City Council does not complete the CalPERS actuarial Study. The provision allowing time served in Wheatland as a Reserve Officer to count toward the five-year longevity incentive will not affect any current employees in the WSA.

Council Member P. Shelton commented on the PERS study.

Lisa Marie commented on the PERS study.

It was moved by Vice Mayor R. Coe, Seconded by Council Member A. Teter to **Adopt Resolution 21-23 adopting the updated Memorandum of Understanding with the Wheatland General Employees Association covering the two-year time period of July 1, 2023, to June 30, 2025.** Vote called – AYES: All. Motion carries.

It was moved by Vice Mayor R. Coe, Seconded by Council Member A. Teter to **Adopt Resolution 22-23 adopting the updated Memorandum of Understanding with the Wheatland General Employees**

**Association covering the two-year time period of July 1, 2023, to June 30, 2025.** Vote called – AYES: All. Motion carried.

It was moved by Vice Mayor R. Coe, Seconded by Council Member A. Teter to **Adopt Resolution 23-23 adopting the updated Memorandum of Understanding with the Wheatland Sergeant Association covering the two-year time period of July 1, 2023, to June 30, 2025.** Vote called – AYES: All. Motion carried.

## **REPORTS**

Finance Director S. Wong reported on the community center fee schedule and investments in CDs. Mayor R. West reported on the Water Resources Board sewer project.

**\*Meeting adjourned to Closed Session at 7:12 p.m.**

## **CLOSED SESSION**

No reportable action.

There being no further business, Mayor R. West adjourned at 7:34 p.m.

Minutes approved and adopted on this 11<sup>th</sup> day of July 2023.

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Rick West, Mayor

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Lisa Thomason, City Clerk