

**AUGUST 27, 2024, MINUTES  
REGULAR WHEATLAND CITY COUNCIL MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:00 – 6:25 P.M.**

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

**OTHERS PRESENT:** B. Zenoni, City Manager  
T. Raney, Community Development Director  
G. Ralphs, City Attorney  
A. Paquette, Fire Chief  
L. Thomason, City Clerk

**PLEDGE OF ALLEGIANCE:** Mayor West led the pledge of allegiance.

**PUBLIC COMMENT**

None

**CONSENT CALENDAR**

**Item No. 3.3 was pulled for further discussion by Council Member L. McIntosh.**

It was moved by Council Member D. Coe, Seconded by Council Member L. McIntosh to **approve minutes from the July 23, 2024; Auston Bishop appointment to the Sutter-Yuba Mosquito & Vector Control District Board; Investment Report for the Quarter Ended June 30, 2024, and Consideration to Approve the Task Order with Raney Planning & Management to Process the Proposed Caliterra Ranch Tentative Subdivision Map Amendment Project.** Vote called – AYES: All. Motion carried.

**PUBLIC HEARING**

1) City Manager Bill Zenoni presented the staff report for cancellation of Public Hearing on Proposed Development Agreement Concerning Avoca Orchards 1 and 2. City Council introduced and waived the first reading of Ordinance No. 499 approving a development agreement concerning Avoca Orchards 1 and 2. City Council requested that several revisions be incorporated in the final document. As a result, the public hearing was rescheduled to a date certain for July 23 and again on August 27<sup>th</sup>. The revised development agreement is not yet complete, and no date has been set, staff determined it is in the best interests of the City to cancel the public hearing at this time. A revised development agreement, when ready, the City will provide notice pursuant to state law.

**Public Comment** – None.

It was moved by Council Member A. Teter, Seconded by Vice Mayor R. Coe to **cancel public hearing on proposed Development Agreement Concerning Avoca Orchards 1 and 2.** Vote called – AYES: All. Motion carried.

**REGULAR CALENDAR**

1) City Manager Bill Zenoni presented the staff report for second reading and adoption of Ordinance No. 500 Amending Wheatland Municipal Code Section 18.36.0404 Relating to Conditional Uses Within a C-3 Heavy Duty Commercial District. City Council adopted Ordinance No. 496 in May of 2024 which amended Wheatland Municipal Code Section 18.30.040 relating to conditional uses for massage establishments within a C-2 neighborhood commercial district. Requiring a conditional use permit ensures the business must be owned by a California Massage Therapy Council certified massage practitioner, the business will employ only persons who are certified by California Massage Therapy Council, the business will not serve alcoholic beverage on the premises and the business will not be open before 8:00 AM or after 9:00 PM. Other conditions may be added, as necessary. Ordinance No. 496 omitted C-3 heavy commercial districts. The proposed ordinance will add the same conditional use requirements for massage establishments within C-3 districts of the City and eliminate the inconsistency which currently exists.

It was moved by Council Member A. Teter, Seconded by Vice Mayor R. Coe to waive the seconded reading and **adopt Ordinance No. 500 Amending Section 18.36.040 of the Wheatland Municipal Code relating to conditional uses within a C-3 heavy commercial district.** Vote called – AYES: All. Motion carried.

2) City Manager Bill Zenoni presented the staff report for consideration of a resolution authorizing Execution of Amendment No 3 to the agreement with the Hatamiya Group for Economic Development Consulting Services. In 2019 the Applied Development Economics (ADE) was awarded a contract to complete the Wheatland Business Feasibility Study funded by a grant from SACOG. The project opened the door for ongoing work with Beale Air Force Base (AFB), Yuba Water Agency, property owners and other potential partners to establish a University Affiliated Research Center (UARC) in Wheatland at a location within the Employment Zone study area which will launch the growth of technical business investment in the community. The City has contacted directly with The Hatamiya Group since 2021. Lon Hatamiya pursued federal and state funding opportunities and attend numerous meetings with City staff to promote the needs of and potential economic benefits offered by this community. Staff is recommending that the City continue to utilize the services of the Hatamiya Group during the 2024-2025 fiscal year. The proposed scope of work includes continued development and creation of an off-base coordinating authority between Beale AFB, Yuba Water Agency, the University of California System and the City of Wheatland with a focus on the further development of the Yuba Applied Research Center (YARC) and facilitate, development and assist with coordinating a strategy for the funding of the Wheatland Bypass Highway Project with appropriate federal, State, and local entities and partners.

It was moved by Vice Mayor R. Coe, Seconded by Council Member A. Teter to adopt **Resolution No. 40-24 Authorizing Execution of Amendment No, 3 with the Hatamiya Group for Economic Development Consulting Services for the 2024-25 fiscal year.** Vote called – AYES: Motion carried.

3) City Manger Bill Zenoni presented the staff report for consideration and adoption of a resolution authorizing participation in sponsorship of the 2024 National Pumpkin Weigh-Off. The event was established more than 100 years ago and moved to the City of Wheatland for the first time in 2023. The California Pumpkin Growers Club is part of the Great Pumpkin Commonwealth, which sets standards and maintains records for competitive weigh-offs held around the world. The event will be held on September 28<sup>th</sup> at Bishop's Pumpkin Farm. Dinner will be held at the Hard Rock Hotel and Casino in Wheatland. The City contributed \$5,000 to this event in 2023 and has been asked for \$10,000 sponsorship this year. The City will be designated as an even sponsor and the City's logo will be incorporated into all event marketing materials. The event receives national and local recognition and highlight Wheatland as the host.

### **Council Member Comments**

L. McIntosh asked if the event is part of the Wheatland 150<sup>th</sup>.

**Public Comment**

Brynda Stranix, YSEDC commented that she is in favor and supports the event.  
Bruce Bishop commented he would like to see the City approve the resolution to keep growing the event.

It was moved by Mayor R. West, Seconded by Vice Mayor R. Coe to **adopt Resolution No. 41-24 Authorizing Participation in Sponsorship of the 2024 National Pumpkin Weigh-Off in an Amount of \$10,000.** Vote called – AYES: All. Motion carried.

**REPORTS**

Fire Chief A. Paquette reported on the ISO rating.  
City Manager B. Zenoni reported of Caltrans paving and the signal pole at McDevitt.

There being no further business, Mayor R. West adjourned the meeting at 6:25 p.m.

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Rick West, Mayor

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Lisa J. Thomason, City Clerk

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