

**OCTOBER 22, 2019 MINUTES  
REGULAR WHEATLAND CITY COUNCIL MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:30–7:05 P.M.**

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

**OTHERS PRESENT** J. Goodwin, City Manager  
A. Wightman, Police Chief  
A. Paquette, Fire Chief  
S. Riley, Deputy City Clerk

**PLEDGE OF ALLEGIANCE:**

Mayor J. Henderson led the pledge of allegiance.

**PUBLIC COMMENT**

Pam Walsh commented on the number of times she has approached the City Council regarding the ‘No Thru Street’ sign on Main Street; questioned why Police Officers are mandated on Fourth Street instead of Main Street protecting citizens that live on Main Street from speeding traffic, she has been almost been hit twice by speeding cars; questioned why the police are patrolling Bishop’s Pumpkin Farm and not protecting citizens of Wheatland; she heard they are patrolling the Pumpkin Farm to prevent break ins where her neighbor had a package stolen from her front porch while the Pumpkin Farm has been open; people that are coming from out of town are being protected instead of citizens that live in the City. Walsh also questioned why Council Member Coe is allowed to have ‘no parking’ signs in front of his house on Main Street during Pumpkin Farm season and she is not. People were parked along both sides of Main Street during last weekend and were getting upset with her for doing yard work and she does not need to hear yelling and swearing from people that have parked on Main Street in order not to have to pay to park on the Pumpkin Farm. Walsh questioned the Police Chief if he is going to uphold the law that the Pumpkin Farm is only allowed to be open during the months of September and October, because she heard they will also be open through the first weekend of November. Walsh requested that all citizens near and around the Pumpkin Farm be invited to the season post meeting and provided with an agenda at least one week prior to the meeting and be allowed to dialogue for problem solving on issues that affect them.

City Manager Jim Goodwin explained that the no parking zone in front of Council Member Coe’s residence is at the City’s request to be designated as a right-hand turn lane for cars exiting on to the highway in order for vehicles not to be stacked up on Main Street.

Pamela Shelton stated her concerns for police reporting and that police officers are told when they report to duty, they are told their assignment is to monitor Fourth Street to make sure no one drives on Roddan Lane. Friday night after the concert event at the amphitheater and people that have been drinking at the Pumpkin Farm, there were no officers on Main Street as they were promised. Shelton stated she was promised that police officers would be patrolling every day during the Pumpkin Season on Main street and this is not happening; police officers are sitting on a dark, private road where no one can see them while residents are dealing with a rush of traffic coming out. Shelton added her son has not been able to play in his front yard and she cannot walk dogs safely because people are running the E Street stop sign and not using the other entrance to the Pumpkin Farm. People are making a right-hand turn and are not stopping. Street sweepers are coming but people that are speeding by have gravel and rocks coming from their cars that is getting flicked on to her car and property. It is a nuisance to her neighborhood. People are reporting packages missing from their front steps and dogs are barking all night long because they hear foot traffic coming from the Pumpkin Farm walking through their

neighborhood. The environmental impact from dust has not been addressed and she cannot safely access and enjoy things in and around her yard. Shelton stated the road needs to be taken care of and she is concerned a study was not performed showing that Main Street is a load bearing road verses Wheatland Road.

Chris Walsh commented on and showed a portion on the agenda to Council Members that states, ‘the Council may respond to statements made or questions asked....’ adding that Council Members choose not to respond and choose to stone wall residents. Walsh stated he does not know where Council Member’s moral compass or conscious is and his property value is being destroyed. Walsh commented that the Police Chief is providing zero enforcement and that Police Officers have been instructed to stand down because it’s bad for the Bishop’s business; there is no need for Fourth Street be blocked from traffic; there is nothing in the Bishop Pumpkin Farm agreement or addendum that allows the farm to stay open through the first week of November. Walsh stated he expects the City to start removing all signage at 9:00 a.m. November 1<sup>st</sup>. The reason for public attendance at tonight’s meeting is because of Wayne Bishop’s greed. The Pumpkin Farm started out as a small operation but has mushroomed due to greed. Walsh added there should be no cars on Main Street when there are so many other options. Emergency vehicles cannot make the poorly designed turn on to ‘Qupidity Drive’ without forcing traffic to drive around them. Wheatland Public Nuisance laws are not being enforced. To end, Walsh challenged Council Members and Wayne Bishop to a public debate.

## CONSENT CALENDAR

Motion was made by Council Member J. Pendergraph, Seconded by Council Member R. Coe to **approve the minutes from the regular City Council meeting held on October 8, 2019 and the Quarterly Investment Report September 30, 2019.** Vote called – AYES: West, Coe, Henderson and Pendergraph. ABSENT: McIntosh. Motion carried.

## REGULAR CALENDAR

1) City Manager Jim Goodwin presented the staff report for Applied Development Economics (ADE) as the consultant to complete the Wheatland Business Park Feasibility Study. The City of Wheatland was awarded \$100,000 of Category 3 project funding from SACOG for the City of Wheatland Business Park Feasibility Study. The purpose of the study is to identify a preferred business park site within the Johnson Rancho area, analyze feasibility, and determine the action steps required to achieve success in job creation. Development is not directly associated with the Business Park Feasibility Study; however, the study will provide, direction for future development, both private and public. On July 31, 2019, Wheatland staff released a Request for Qualifications (RFQ) to solicit interest from experienced urban economics firms to study the feasibility of a coordinated and cohesive Employment Zone within the Johnson Rancho Planning Area of the City. After review of the Statement of Qualifications (SOQs) received, staff ranked Applied Development Economics (ADE) as first and is recommending Council select Applied Development Economics as the consultant to complete the Wheatland Business Park Feasibility Study. A proposed agreement with ADE, including the Scope of Work.

Sandy Gilbert commented on maps of the proposed study area.

Mayor J. Henderson questioned how many agencies applied for the project and what made ADE stand out. J. Goodwin explained that two consultants applied, and ADE is recommended because of their experience with the Yuba Sutter Economic Development Corporation and this type of business park feasibility analysis.

Motion was made by Council Member R. Coe, Seconded by Council Member J. Pendergraph **approve the Consultant Services Agreement between the City and Applied Development Economics to complete the Wheatland Business Park Feasibility Study and direct the City Manager to enter in a professional services agreement with the firm.** Vote called – AYES: All. Motion carried.

2) City Manager J. Goodwin presented the staff report for consideration to adopt Resolution No. 38-19 approving Proposition 68 funding for proposed City of Wheatland park and recreation projects. In 2018 voters in the State of California approved Proposition 68, the Parks, and Water Bondi Act of 2018. Among the many components of the measure is the provision for distribution of funds to cities and counties on a per capita basis. The Per Capita Funding Program allocates a minimum of \$200,000 to California cities. Projects that do not serve a severely disadvantaged community require a 20% match (\$40,000). Staff does not anticipate that Wheatland will meet the disadvantaged community requirements and will be subject to the match provision. The projects expenditures will be paced over the current and next two fiscal years. Melton Design Group assisted with developing the proposed projects and grant application materials. The proposed projects, in order of priority, include; pool Feasibility Study - develop program, layout, design and cost of proposed pool facility; recreation and Park Master Plan - develop a planning document to guide the City in creating a recreation program and guidelines for future recreation and park development; Park Place - enhance the park with a basketball court, picnic tables and shade trees. This court will provide active recreation for all ages; Wheatland Ranch Park - add shade structure, picnic tables and trees to create comfortable spaces for kids and parents. An accessible concrete pad will replace fall material that is in an area that is not being used. Additionally, replacing wet, hard to mow turf areas and wet bark areas with cobble to reduce maintenance and bark use. Projects may be accelerated based on available funding. The full scope of projects 3 and 4 may be adjusted as more refined project cost estimates are determined.

Chris Walsh commented on neighborhood input. Greg Melton with Melton Design Group explained there has been no public engagement at this time, however public will be engaged moving forward with the project. Pam Shelton commented on the need to understand what parents want and need in the community. Shelton also commented on funding for the project. J. Goodwin explained the total match requirement is \$40,000 over the next two and a half fiscal years.

Pam Walsh commented on the location of the community pool.

Mayor J. Henderson commented on in-kind funds, estimated cash flow, additional funds and competitive funds. Council Member J. Pendergraph commented on the benefits the project will bring to the community.

Motion was made by Council Member J. Pendergraph, Seconded by Council Member R. Coe to **adopt Resolution No. 38-19 approving Proposition 68 funding for proposed City of Wheatland park and recreation projects**. Vote called – AYES: All. Motion carried,

## REPORTS

Council Member R. Coe reported on the Homeless Community.  
Mayor J. Henderson reported on the cemetery tour.

## ADJOURN

There being no further business, Mayor J. Henderson adjourned the meeting at 7:05 p.m.

Minutes approved and adopted this 12<sup>th</sup> day of November 2019.

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Joseph Henderson, *Mayor*

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Lisa J. Thomason, *City Clerk*