

**OCTOBER 25, 2022, MINUTES  
REGULAR WHEATLAND CITY COUNCIL MEETING  
WHEATLAND COMMUNITY CENTER  
101 C STREET, WHEATLAND, CA  
6:00 – 7:30 P.M.**

**COUNCIL MEMBERS PRESENT:** R. Coe, L. McIntosh, J. Pendergraph, P. Shelton R. West

**OTHERS PRESENT:** J. Goodwin, City Manager  
J. Buckman, City Attorney  
T. Raney, Community Development Director  
D. Sylvester, Police Chief  
A. Paquette, Fire Chief  
L. Thomason, City Clerk  
J. Johnson, Account Clerk

**PLEDGE OF ALLEGIANCE:** Council Member R. West led the pledge of allegiance.

**PUBLIC COMMENT**

June Swift commented on dust, traffic and people leaving the pumpkin farm.  
Chris Walsh commented on signs.

Council Members received two presentations from SACOG and Tollcrest Dairy.

**CONSENT CALENDAR**

Motion was made by Council Member J. Pendergraph, Seconded by Vice Mayor R. Coe to **approve minutes from the October 11, 2022, regular City Council meeting**. Vote called – AYES: All. Motion carried.

**REGULAR CALENDAR**

1) City Manager J. Goodwin presented the staff report for consideration to approve Task Order #4 with Raney Planning & Management to Process the Pottery World and Avoca Orchards Annexation. The 140-acre project area consists of two project sites: the approximately 30-acre Pottery World project site and the 110-acre Avoca Orchards project site. The Pottery World project site is located at 2090 State Route (SR) 65. The approximately 30-acre project site (APN 015-100-053) is currently vacant agricultural land and surrounding existing uses include the Plumes Brophy Fire Department and agricultural land to the north; agricultural land and rural residences to the west, across Lewis Road; SR 65, Union Pacific Railroad (UPRR) tracks, agricultural land, and rural residences to the east; and the Avoca Orchards project site, agricultural land, and single-family residences to the south. The project site is located outside the current Wheatland city limits. The project site is included in the City of Wheatland Sphere of Influence. The City of Wheatland General Plan designates APN 015-100-053 as Urban Reserve (UR). The project site is zoned Agriculture Exclusive – 40 Acre Minimum (AE-40) within Yuba County. The Avoca Orchards project site is located east of Lewis Road, south of Dry Creek, and west of SR 65. The approximately 110-acre project site (APNs 015-100-061, -084 and -089) is planted with orchards and surrounding existing uses include the Pottery World site to the north; agricultural land and single-family residences to the east; and agricultural land and rural residences to the west and south. The project site

is located outside the current Wheatland city limits. The project site is included in the City of Wheatland General Plan and Sphere of Influence. The City of Wheatland General Plan designates the site as Low Density Residential (LDR), Low-Medium Density Residential (LMDR), and Medium Density Residential (MDR). The project site is zoned AE-40 within Yuba County. The proposed project does not include any development at this time and the proposed project would require; Initial Study/Mitigated Negative Declaration; Annexation from Yuba County into the City of Wheatland; General Plan Amendment from UR to Employment (E); and Pre-Zone from AE-40 to Residential Single-Family (R-1), Two-Family Residential (R-2, and Light Industrial District (M-1). The Task Order authorizes Raney Planning and Management Inc. (the consultant) to perform the necessary tasks to process the Pottery World and Avoca Orchards Annexation Project (proposed project). The proposed project tasks are Project Initiation; Planning Services; Environmental Services and Project Management.

Council Member P. Shelton commented on concerns for annexing projects into City while the City is undergoing major projects for infrastructure problems and combining business with residential. J. Goodwin explained that all that is being discussed is approval of Raney Planning & Management to do the staff work. T. Raney stated the property is not in City limits however it is within the City's sphere of influence, approximately 50K square feet and north of Dry Creek. Raney explained pre zoning work goes to the Planning Commission before annexed. The scope of work requires additional processing if building.

Council Member L. McIntosh questioned if the land will be only industrial. T. Raney stated it is unknown at this time. It is a combination of storage, ware housing. Raney will be providing appropriate zoning designations according to applicants proposed use. McIntosh questioned if the City has adequate water and sewer capacity for the project. Raney answered technically yes. The Heritage Oaks Estates East and West Development Agreements are expiring, the vested water and sewer capacity for those projects is now available on a first come, first served.

Council Member J. Pendergraph commented on the location of the project and stated a large storage facility is being built on Highway 65 and Oakley Lane.

City Manager J. Goodwin stated task orders will come to council as the project goes forward.

Motion was made by Vice Mayor R. Coe, Seconded by Council Member J. Pendergraph to approve Task Order #4 with Raney Planning & Management to Process the Pottery World and Avoca Orchards Annexation: Vote called – AYES: Coe, Pendergraph, McIntosh and West. NOES: Shelton. Motion carried.

2) Police Chief Damiean Sylvester presented the staff report for vehicle purchase. Staff previously recommended the City Council approve adding one new patrol car to the police department's current fleet. Adding one new patrol car to the existing fleet will give the police department a patrol car to use when other cars are out for maintenance. It will also decrease the number of miles put on our current fleet, therefore increasing the life of our current fleet, and reducing maintenance costs. Several months ago, staff and Council discussed ways to spend ARPA funds, and at that time, Council approved spending up to \$65,000 to add one new patrol car to the police department's current fleet. Due to inflation and availability of parts and equipment, the total cost to purchase a 2023 Ford Police Interceptor and equipment has increased by \$15,000. Price quotes were obtained from three local area Ford dealers: Geweke Ford, Folsom Ford and Future Ford. Folsom Ford met all the City's requirements at a cost of \$54,979. An additional \$25,000 is being requested to outfit the vehicle with safety lighting, electronics, seating, barriers, graphics, and cargo storage.

Council Member P. Shelton questioned if the price for the vehicle was locked in.  
Council Member L. questioned if the Police Chief shopped around.

Motion was made by Council Member J. Pendergraph, Seconded by Vice Mayor R. Coe to **authorize the City Manager to spend up to \$80,000 to purchase and outfit a 2023 Ford Police Interceptor Utility AWD vehicle for use by the Police Department.** Vote called – AYES: All. Motion carried.

3) Fire Chief Art Paquette presented the Wheatland Fire Authority Quarterly Report. No action required.

## **REPORTS**

Vice Mayor R. Coe reported on the Economic Development Committee meeting.  
Police Chief D. Sylvester reported on body worn camera training.

## **CLOSED SESSION**

No reportable action.

Minutes approved and adopted on this 13<sup>th</sup> day of December 2022.

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Rick West, Mayor

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Lisa Thomason, City Clerk