

**NOVEMBER 14, 2023, MINUTES
REGULAR WHEATLAND CITY COUNCIL MEETING
WHEATLAND COMMUNITY CENTER
101 C STREET, WHEATLAND, CA
6:00 – 7:00 P.M.**

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

OTHERS PRESENT: B. Zenoni, City Manager
S. Wong, Finance Director
J. Buckman, City Attorney
T. Raney, Community Development Director
K. Valente, Senior Planner
B. Wittmer, Police Chief
A. Paquette, Fire Chief
L. Thomason, City Clerk
J. Johnson, Account Clerk

PLEDGE OF ALLEGIANCE: Vice Mayor R. Coe led the pledge of allegiance.

PUBLIC COMMENT - None

CONSENT CALENDAR

It was moved by Council Member A. Teter, Seconded by Council Member P. Shelton to **approve minutes from the regular City Council meeting on October 24, 2023.** Vote Called – AYES: All. Motion Carried.

PRESENTATION

Johnny Burke, Executive Director, Sutter Yuba Homeless Consortium, presented a power point related to Yuba/Sutter Homeless Coordinated Entry Program.

PUBLIC HEARING

1) City Manager Bill Zenoni presented the staff report for introduction and first reading of Ordinance No. 492 Amending Chapters 6.04 and 6.08 of the Wheatland Municipal Code Relating to Animal Control and Dog Licensing. On April 11, 2023, former Police Chief Damiean Sylvester presented a report on animal control and dog licensing procedures to the City Council. The City Council directed staff to return with recommended updates to these sections of the Municipal Code. Updated information will be posted to the City’s website and a link was added to the Yuba County Animal Care Services Division.

Public Comment – None.

It was moved by Council Member A. Teter, Seconded by Council Member L. McIntosh to **introduce and waive the first reading of Ordinance No. 492 Amending Chapters 6.04 and 6.08 of the Wheatland Municipal Code Relating to Animal Control and Dog Licensing.** Vote called – AYES: All. Motion carried.

2) Finance Director Steve Wong presented the staff report for consideration and adoption of Resolution No. 39-23 Approving the Master Fee Schedule Effective January 1, 2024. Wong explained that a municipality is authorized to establish reasonable fees as long as those fees do not exceed the estimated reasonable cost of providing the service for the fee that is charged. Certain fees are automatically adjusted each year based on either the CPI or ENR construction cost index. Other fees are updated as needed to ensure that fees charged are enough to recover the cost of services provided.

Council Member L. McIntosh commented on the community center fee for events that require security and questioned if fees are on cost basis, McIntosh stated that staff should look into fees for security. Council Member P. Shelton commented on discounts and questioned if there is a tiered system in place.

Public Comment – None.

Motion was made by Council Member L. McIntosh Seconded by Council Member A. Teter **to adopt Resolution No. 39-23 Approving the Master Fee Schedule Effective January 1, 2024. The motion included direction to staff to research and bring back information related to the community center fees for council review.** Vote called – AYES: All. Motion carried.

3) Community Development Director Tim Raney and Senior Planner Kevin Valente presented the staff report for consideration to approve the 1973 State Route 65 Annexation Project, including; the Initial Study/Mitigated Negative Declaration IS/MND; the General Plan land use Map Amendment; and Rezoning of the 1.8-acre project acre. The proposed annexation area is located in the unincorporated area of Yuba County and currently has a Yuba County Zoning Designation of Agricultural Exclusive. The project site is located in the City of Wheatland’s Sphere of Influence and has a current General Plan Land Use Designation of MDR. Development is not currently proposed as part of this project. The IS/MND determined all potentially significant environmental impacts resulting from the proposed project would be mitigated to a less than significant level. The City’s Planning Commission held a public hearing and during that meeting planning staff provided a presentation. Upon close of the public hearing the Planning Commission recommended City Council approval of all proposed entitlements by a 5-0 vote.

Harpreet Bains, owner of the property of the proposed annexation area provided a brief background of the history of the property.

Council Member P. Shelton commented on the location, traffic impacts and concerns about hotel use.

Council Member L. McIntosh commented on the annexation and if the negative declaration document could be used for property south of Walker Telecomm.

C. Walsh commented on the area of annexation.

Motion was made by Council Member A. Teter, Seconded by L. McIntosh to **adopt Resolution No. 40-23 approving the 1973 SR65 Project Initial Study/Mitigated Negative Declaration (IS/MND) and the 1973 SR65 Project Mitigation Monitoring and Reporting Program (MMRP).** Vote called – AYES: All. Motion carried.

Motion was made by Council Member A. Teter, Seconded by Council Member L. McIntosh to **adopt Resolution No. 41-23 approving the annexation of 1.8 acres into the City of Wheatland.** Vote called – AYES: All. Motion carried.

Motion was made by Council Member A. Teter, Seconded by L. McIntosh to **adopt Resolution No. 42-23 approving the General Plan Map Amendment for the 1.8-acre project site from Medium Density Residential (MDR) to Commercial (C).** Vote called – AYES: All. Motion carried.

Motion was made by Council Member L. McIntosh, Seconded by Council Member A. Teter to **introduce and waive the first reading of the proposed Ordinance No. 493 rezoning the 1.8-acre project site to Heavy Commercial (C-3).** Vote called – AYES: All. Motion carried.

REPORTS

Council Member P. Shelton reported on the new speed limit sign north of the City.
Police Chief B. Wittmer reported that Glenda Hyde will be retiring in December 2023.
City Manager B. Zenoni reported on the Finance Department audit, a meeting with the Yuba Water Agency and the SWRCB staff, a meeting with Lon Hatamiya, Yuba County Supervisor Gary Bradford and a Beale Colonel regarding the Wheatland Expressway and the new carpet throughout City Hall.

There being no further business, Vice Mayor R. Coe adjourned the meeting at 7:00 p.m. in memory of Marilyn Nichols and Edie Hulsey.

Minutes approved and adopted on this 28th day of November 2023.

Rick West, Mayor

Lisa J. Thomason, City Clerk