

**DECEMBER 8, 2020 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, L. McIntosh, J. Pendergraph, P. Shelton R. West,

OTHERS PRESENT: J. Goodwin, City Manager
S. Mahoney, Finance Director
J. Buckman, City Attorney

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

PUBLIC COMMENT: Julie Hanson, AKT

CONSENT CALENDAR

1) Motion was made by Council Member R. Coe, Seconded by Vice Mayor J. Pendergraph to **approve Resolution No. 47-30 Approving Implementing the Revised Wheatland Injury and Illness Prevention Program (IIPP) and Authorizing the City Manager to Implement the IIPP and approve Resolution No. 46-20 Authorizing Participation in and Intra-Regional Effort Among Yuba County Agencies and Partners to Provide Water, Wastewater and Potentially Additional Infrastructure in the Southern Area of Yuba County.** Vote called – AYES: All. Motion carried.

REGULAR CALENDAR

1) Motion was made by Vice Mayor J. Pendergraph, Seconded by Mayor R. West to **adopt Resolution No. 48-20 Declaring Results of November 3, 2020 Election.** Vote called: All. Motion carried.

2) Motion was made by Council Member L. McIntosh to nominate R. West as Mayor. With no other nominations, the motion was Seconded by Council Member P. Shelton. Vote called – AYES: All. Motion carried.

3) Motion was made by L. McIntosh to nominate J. Pendergraph as Vice Mayor. With no other nominations, the motion was Seconded by Council Member P. Shelton. Vote called – AYES: All. Pendergraph. Motion carried.

4) Community Development Director presented the staff report for consideration to adopt Ordinance No. 478 Approving Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision. On November 10, 2020, the City Council voted to introduce Ordinance No. 478 Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision (Caliterra Ranch).

The proposed Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch Subdivision, which is included as Exhibit 1 to Attachment 1, reduces the development impact fees by 50 percent for the first 145 units, as well as the following deal

points. Specific Performance Standards: the Caliterra Ranch property owner would record the sale of the phase 1 site of 145 lots to a home builder by March 31, 2021; the home builder would enter into a new subdivision improvement agreement with the City of Wheatland and begin construction by September 30, 2021; the subdivision improvements for the first phase 145 lots will be completed and accepted by the City by September 30, 2022; the home builder would receive approval and fund building permits for a minimum of 10 of the 145 units by December 31, 2022. Increased Impact Fee Collection for Phase 1: the project applicant has agreed to deferring the \$10,000 per unit credit for the first phase of 145 units; the \$10,000 fee credit would begin with the 146th building permit and continue until extinguished at the 450th building permit (credits are available for 305 units); City would therefore collect 50 percent of the current impact fee at the time of the issuance of the building permit. The 2020 fee is \$39,690 and is subject to annual adjustments. This fee would continue to be increased each year by the published ENR rate. City staff has determined, that because the project only affects the City's collection of fees and charges, it can be seen with certainty that there is no possibility that the activity in question may have a significant impact on the environment. In addition, there have not been substantial changes to the project through the Development Agreement; therefore, the Jones Ranch program-level Environmental Impact Report and the Jones Ranch project-level Mitigated Negative Declaration are the appropriate environmental documents for the proposed Amendment No. 2.

Motion was made by Vice Mayor J. Pendergraph, Seconded by Council Member R. Coe to **approve Ordinance No. 478 Approving Amendment No. 2 to Third Amended and Restated City of Wheatland Development Agreement Concerning Jones Ranch**. Vote called – AYES: J. Pendergraph, R. Coe, P. Shelton, R. West. NOES: L. McIntosh. Motion carried.

5) Police Chief D. Sylvester presented the staff report for the Police Chief Update. The Police Department is required to report monthly Part 1 Crime stats to the Department of Justice. The staff report included the current Part 1 crime stats for the City of Wheatland through October 2020. The Chief of Police will be presenting and discussing crime stats quarterly at City Council meetings beginning in 2021. In 2020 the City is at about the 5-year average in our Part 1 crimes and property crimes but have exceeded arrests by over 157%. Keeping Part 1 crimes at the average in 2020 is quite the accomplishment considering county jails are releasing individuals who are in custody for low level non-violent offenses and not accepting anyone who is arrested unless they committed an offense involving violence.

No action necessary.

6) Police Chief D. Sylvester presented the staff report for Police Department Vehicle Purchase. The City of Wheatland owns a variety of vehicles used for providing public safety services. Staff is recommending 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 the current fleet, therefore increasing the life of the current fleet, and reducing maintenance costs. 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 \$43,739. An additional \$20,000 to \$25,000 is being requested to outfit the vehicle with safety lighting, electronics, seating, barriers, graphics, and cargo storage. Motion was made by Vice Mayor J. Pendergraph, Seconded by Council Member R. Coe to **authorize the City Manager to spend up to \$70,000 to purchase and outfit a 2020 Ford Police Interceptor Utility AWD vehicle for use by the Police Department**. Vote called – AYES: All. Motion carried.

7:06 P.M. MEETING ADJOURNED TO THE REGULAR MEETING OF THE WHEATLAND FINANCING CORPORATION

7:15 P.M. REGULAR CITY COUNCIL RECONVENED

REPORTS

None

There being no further business, Mayor R. West adjourned the meeting at 7:05 p.m. Minutes approved and adopted on this 12th day of January 2021.

Rick West, Mayor

Lisa J. Thomason, City Clerk

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