



REGULAR CITY COUNCIL MEETING

Minutes

April 08, 2025, at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

City Council meetings are held in-person and are no longer available via ZOOM.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact City Hall at (530) 633-2761 or (530) 633-9102 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting.

1. OPENING MATTERS

1.1 Call to Order and Roll Call

Mayor Angela Teter called the meeting to order at 6:00 p.m.

PRESENT

Mayor Angela Teter
Vice Mayor Lisa McIntosh
Council Member Bob Coe
Council Member Brian Abe
Council Member John Abe

OTHERS PRESENT City Manager Bill Zenoni
Finance Director, Susan Mahoney
Deputy City Attorney, Gavin Ralphs
Community Development Director, Tim Raney
Senior Planner, Kevin Valente

1.2 Pledge of Allegiance to the Flag

Mayor Angela Teter led the Pledge of Allegiance

2. PUBLIC COMMENT

At this time, the public is permitted to address the City Council on non-agendized items. **COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES.** In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the Council MAY discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

None

3. CONSENT CALENDAR

Motion made by Council Member Coe, Seconded by Council Member Brian Abe to approve minutes from the regular City Council meeting on March 25, 2025, and Proclamations Honoring Marysville Police Officer Osmar Rodarte.

3.1 Minutes from March 25, 2025, City Council Meeting

3.2 Proclamations Honoring Marysville Police Officer Osmar Rodarte

4. REGULAR CALENDAR

4.1 Fiscal Year 2024 Audited Financial Report

Finance Director, Susan Mahoney presented the staff report for the Fiscal Year 2024 Audited Financial Report. The audit for the fiscal year ended June 30, 2024, was conducted by Chavan and Associates llp, CPAs. The Annual Financial Report for the Fiscal Year Ended June 30, 2024, includes a Management Discussion and Analysis which provides an overview of the City's financial activity. Key highlights from the financial report were assets less liabilities, the General Fund and the Water and Sewer Funds. For the fifth year in a row, the City received the Government Finance Officers Association (GFOA) certificate of Achievement for Excellence in Financial Reporting for its fiscal year 2023 financial report. The City is hopeful that it will earn the award for a sixth consecutive year.

Council Member John Abe commented on the stock market and impacts. S. Mahoney explained the city cannot have stocks, however there are a few impacts. Abe also commented on the difference between sales tax and transaction sales tax.

Motion was made by Council Member B. Abe, Seconded by Council Member J. Abe to receive and file the Audited Financial Report for fiscal year ending June 30, 2024.

4.2 Consideration and Adoption of Resolution Approving One-Time Reduction in Development Impact Fees for a 16-Unit Multi-Family Residential Project Located at Main Street and C Street

**Council Member R. Coe recused himself from this agenda item.*

City Manager Bill Zenoni presented the staff report for consideration and adoption of a resolution approving a one-time reduction in Development Impact Fees for a 16-Unit Multi-Family residential project located at Main Street and C Street. The Wheatland Planning Commission adopted a resolution approving the project. Project applicant Frank Webb reviewed the development impact fee calculation and indicated to staff that payment of the required impact fees would make his project financially unfeasible. Mr. Webb contacted Vice Mayor L. McIntosh and requested consideration or a reduction in the development impact fees for his project. Zenoni explained that impact fees are calculated from a study and can only be used for capital improvements. The study is updated every five years and a reduction in fees takes away from capital improvements. Zenoni stated he would seriously caution any reduction in roadway or sewer impact fees and there is a serious lack of funding for streets in the City.

Vice Mayor McIntosh raised this matter at the February 2025 council meeting and the City directed staff to agendize this item for further discussion. Staff prepared a one time 50%

reduced development fee schedule for Water Distribution Facilities, Law Enforcement Facilities, General Government Facilities, Public Meeting Facilities, Parkland Facilities, Bear River Levee, Pool Facility and Administrative Fee. Zenoni stated it is strongly recommended that the storm, sewer, wastewater and bridges, signals, thoroughfares development impact fees not be reduced as revenue from these fees is critical for funding planned capital projects. The potential one-time development impact fee reduction for this project would be \$6,325 per unit, a total reduction of \$101,200 paid to the City of Wheatland. If approved this would be a one-time reduction in fees payable to the City and should not set a precedent for future development projects.

City Attorney G. Ralphs stated there is no justification for the fee reduction.

Mayor A. Teter questioned if the lack of market rate available housing could be considered justification as far as meeting the needs of the Housing Element. Community Development Director explained that the Housing Element is neutral on this topic. The Mayor questioned if the Bear Ridge and Senior Housing projects pay full impact fees. Mayor Teter commented on tabling this agenda item to determine if the reduced fees are justified. Teter questioned what it would take for this project to move forward. Webb stated the first phase of the project would be built out within one year and the second phase within three years. Teter commented on a time limit for the project

to be built and stated she wants to protect the City if fees are reduced, and the project is not completed within an expiration date. Teter added she would be comfortable with a reduction of \$101,200 in development impact fees for the project.

Vice Mayor L. McIntosh stated she thought the Housing Element does have verbiage that the City needs market rate housing. McIntosh pointed out that in Table 1 of the Housing Element states the City needs moderate housing, the option for military members to come and live in Wheatland and allowing the reduced impact fees for the project would be justified. McIntosh also commented on the Caliterra project fee reduction and a definite need for this project. McIntosh added there is no need to table this agenda item and if there is a reduction in fees at 50% would it be possible to have the project completed within three years. McIntosh stated all fees should be reduced and if the 50% fee reduction is given on all impact fees, would the project be complete within three years.

Council Member J. Abe commented on affordable housing criteria. Raney explained the criteria are based on income. The project would have to apply to qualify as a low-income project. Abe questioned what an apartment complex would have to charge to be low income. Abe stated the City does not have enough affordable housing, just market rate rentals and there is an unmet need for housing. Abe questioned if there has been any development for moderate housing in the past 20 years. Abe also commented on the estimated tax revenue, a partial waiver of only certain fees and has this been discussed with the Webbs. Abe commented on impact fees and how this project will impact the City. Abe commented on the possibility of a Wheatland Infill Local Incentive Building Program and if Wheatland had this program, it would solve the issue of precedent. If the project does go through will the fees cover the impacts, it would have on the City.

Council Member B. Abe commented on indirect benefit and suggested tabling this agenda item in order to find justification in the housing element. Abe also questioned if businesses hiring locally, would apply to this project and waiving impact fees. Abe questioned the fee reduction for the Caliterra project. T. Raney explained that Caliterra did not have a fee reduction, they have deferred fees. Abe commented on AB1600 features and questioned whether it is a 'lean' list or if the City is asking for too much. Abe also commented there will be no impact fees if the project is too expensive to build and can fees be itemized. If the budget is underfunded, is it because people are no building. Abe stated he understands the City

Manager is not recommending a reduction in impact fees, however if they do not build it will not impact fees and that he wants to make sure impact fees are paying for actual impacts.

Applicant Dean Webb commented on 25-30 years for a special in-house system for vacant lots, fees are set with Lincoln and Roseville, and the City needs moderate income housing. Webb added he may not have products needed to build out in five years.

Motion was made by Vice Mayor McIntosh to allow a 50% reduction on all impact fees with the intent of it being an infill project and completion within five years. With no second, motion fails.

Motion was made by Mayor Teter, Seconded by Council Member B. Abe to approve adoption of the resolution for a one-time reduction in development impact fees for a 16-unit Multi-Family Residential project with a timeline of five years to complete.

Motion made by Mayor Teter, Seconded by Council Member B. Abe.
Voting Yea: Mayor Teter, Council Member B. Abe, Council Member J. Abe
Voting Nay: Vice Mayor McIntosh
Voting Abstaining: Council Member Coe

5. REPORTS

Mayor Teter reported on the upcoming memorial service for Police Officer Osmar Rodarte.
Council Member B. Abe reported on the FRAMD tour in Colusa for Bio Mass.
Council Member J. Abe requested PDF documents in agenda packets be searchable and stated all Caliterra Development Agreements and Amendments be posted on the City website.

6. ADJOURN

There being no further business, Mayor Angela Teter adjourned the meeting at 7:23 p.m.

ATTEST:

Angela Teter, Mayor

Lisa J. Thomason, City Clerk

Any writings or documents provided to a majority of the Wheatland City Council after distribution of the agenda packet are available for public inspection on the City's website, www.wheatland.ca.gov

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