



City Council Meeting Staff Report

Meeting Date: August 11, 2026

Subject: Consideration and Adoption of Resolution Authorizing the Mayor to Approve Stipulations for Entry of Judgment Related to the Regional Sewer Project Property Interests

PREPARED BY: Bill Zenoni, City Manager

RECOMMENDATION:

Staff recommends that the Wheatland City Council consider adoption of a resolution authorizing the Mayor to approve stipulations for entry of judgment related to the Regional Sewer Project property interests.

DISCUSSION:

The City of Wheatland is authorized by the California Government Code (section 37350.5) to initiate eminent domain proceeding for the acquisition of any property necessary for the City to fulfill its governmental responsibilities. The upcoming Regional Sewer Project will replace the City's outdated and environmentally non-compliant wastewater treatment plant with a new regional wastewater system. In order for the City's portion of this project to proceed, it is necessary for the City of Wheatland to acquire portions of real property from three landowners and easements for construction, pipeline or access purposes from 14 property owners. On November 25, 2025, The City Council adopted Resolution No. 53-25 declaring the necessity for and authorizing the commencement of eminent domain proceedings concerning the Regional Sewer Project property interests.

If a settlement agreement is reached with a property owner after the filing of eminent domain, a stipulation for entry of judgment document is required to advise the court that the parties have reached an agreement and to request that the judge dismiss the case from further action. To date, agreements have been reached with 14 of the 17 property owners. Several of these agreements were achieved after the filing of eminent domain with assistance from the City Attorney's office. Rather than having the City Council continue to meet in Closed Session to discuss each settlement prior to receiving the Mayor's signature on the legal document, it is requested that the City Council authorize the Mayor to approve any remaining stipulations for entry of judgment which have been reviewed by the City Attorney.

FISCAL IMPACT:

There is no fiscal impact associated with this item.

ATTACHMENT:

A. Resolution