



# REGULAR CITY COUNCIL MEETING

## Minutes

August 26, 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

##### **PRESENT**

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

\*\*Council Member Coe arrived at the meeting at 6:17 p.m.

##### **OTHERS PRESENT**

Bill Zenonni, City Manager  
Dane Schilling, City Engineer  
Kirk Rekers, Interim Police Chief  
Gavin Ralphs, City Attorney

#### 1.2 Pledge of Allegiance to the Flag

### 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)

### 3. CONSENT CALENDAR

#### 3.1 Minutes from the 08/12/2025 Special City Council Meeting

3.2 Minutes from August 12, 2025, Regular City Council Meeting

3.3 Consideration and Adoption of Resolution Approving Parcel Map No. 2021-0004 Located at 1973 State Route 65

It was moved by Council Member B. Abe, Seconded by Mayor Teter to **approve minutes from the special and regular meetings (with corrections) on August 12, 2025, and Resolution No. 40-25 Approving Parcel Map No. 2021-0004 Located at 1973 State Route 65 (D Street).**

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member B. Abe, Council Member J. Abe  
Absent: R. Coe

#### 4. PRESENTATIONS

4.1 Police Department Staff Awards

#### 5. REGULAR CALENDAR

##### 5.1 Consideration and Adoption of Resolution Authorizing Execution of Amendment #4 to the Agreement with The Hatamiya Group for Economic Development Consulting Services

City Manager Bill Zenoni presented the staff report for discussion and consideration to adopt a resolution Authorizing Execution of Amendment #4 to the Agreement with The Hatamiya Group for Economic Development Consulting Services. The City has contracted directly with The Hatamiya Group since July 2021. Mr. Hatamiya and his staff have been extremely helpful in the City's efforts to promote a working partnership between the City of Wheatland and Beale Air Force Base, in the establishment of the Yuba Applied Research Center and also to promote the critical need for the Beale Expressway and the eventual Wheatland Bypass projects. Lon Hatamiya has, on the City's behalf, pursued federal and state funding opportunities and has attended numerous meetings with City staff to promote the needs of and potential economic benefits offered by this community. Staff is recommending that the City continue to utilize the services of The Hatamiya Group during the 2025-26 fiscal year. The proposed Scope of Work includes: continued development and creation of an off-base coordinating authority/entity between Beale Air Force Base (BAFB), the Yuba Water Agency, the University of California System, and the City of Wheatland with a focus on the future development of the Yuba Applied Research Center ("YARC") in the City of Wheatland and facilitate, develop, and assist with coordinating a strategy for the funding of the Wheatland Bypass Highway Project with appropriate federal, state, and local entities and partners.

Mayor Teter commented on a potential site and SACOG STIP funding.  
Vice Mayor McIntosh commented on Doug LaMalfa.  
City Manager Zenoni commented on YARC and EDA grant application.

Motion made by Council Member B. Abe, Seconded by Council Member Coe to **adopt Resolution 41-25 Authorizing Execution of Amendment #4 to the Agreement with the Hatamiya Group for Economic Development Consulting Services.**

Voting Yea: B. Abe, Coe, Mayor Teter, J. Abe, Vice Mayor McIntosh.

## 6. REPORTS

D. Schilling reported on the Bishop Pumpkin Farm Traffic season meeting.

B. Zenoni commented on the upcoming GPU Ad Hoc committee meeting on September 2nd and the Wheatland Farmer's Market.

Vice Mayor McIntosh reported on the Bishop Pumpkin Farm Traffic season meeting.

Council Member B. Abe reported on the Bishop Pumpkin Farm Traffic season meeting.

**City Council adjourned the meeting to a Closed Session at 6:33 p.m.**

## 7. CLOSED SESSION

7.1 Conference with Legal Counsel - Anticipated Litigation (California Government Code Section 54956.9(d)) – One Case

7.2 Conference with Real Property Negotiators (California Government Code Section 54956.8)

Property Address: Parcel Number #015-550-001

Agency Negotiators: Dane Schilling and Bill Zenoni

Negotiating Parties: City of Wheatland and Christopher Stephenson, Katherine Yellen, Kathleen Yellen

Under Negotiation: Price and Terms

7.3 Conference with Real Property Negotiators (California Government Code Section 54956.8).

Property Address: Parcel Numbers #015-540-016 and #015-540-017

Agency Negotiators: Dane Schilling and Bill Zenoni

Negotiating Parties: City of Wheatland and Clinton, Kayla Waltz

Under Negotiation: Price and Terms

7.4 Conference with Labor Negotiator (California Government Code Section 54957.6)

City Designated Representative: Bill Zenoni, City Manager.

Employee Organization: Wheatland Police Officers Association

7.5 Public Employment (California Government Code Section 54957) Titles: Police Chief, City Manager, City Clerk

**The regular City Council meeting reconvened at 8:24 p.m. with no reportable action.**

## 8. ADJOURN

There being no further business, Mayor Angela Teter adjourned the meeting at 8:24 p.m.

\_\_\_\_\_  
Angela Teter, Mayor

**ATTEST:**

\_\_\_\_\_  
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](http://www.wheatland.ca.gov)

This institution is an equal opportunity provider, and employer.

DRAFT