



REGULAR CITY COUNCIL MEETING

Minutes

November 25, 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

OTHER'S PRESENT

Bill Zenoni, City Manager
Dane Schilling, City Engineer
Gavin Ralphs, City Attorney
Kevin Valente, Senior Planner
Youa Hill, Public Works Director
Kirk Rekers, Interim Police Chief

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)

None.

3. CONSENT CALENDAR

Motion made by Council Member B. Abe, Seconded by Council Member Coe to **approve minutes from the Regular City Council Meeting on October 28, 2025 and the Special City Council Meeting on November 10, 2025, Appointment of Josh Luce as a representative from the City to serve on the Sutter-Yuba Mosquito & Vector Control District Board of Trustees, Resolution No. 54-25 Authorizing the Purchase of a Compact Excavator and Amending the Fiscal Year 2025-26 Budget to Account for the Receipt and Expenditure of California Intergovernmental Risk Authority Grant Funding, and Ordinance No. 505 Amending Section 18.09 of the Wheatland Municipal Code Relating to On-Site Cannabis Consumption.**

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

3.1 Minutes from October 28, 2025, Regular City Council Meeting

3.2 Minutes from November 10, 2025, Special City Council Meeting

3.3 Appointment of City of Wheatland Representative to Sutter-Yuba Mosquito & Vector Control District Board of Trustees

3.4 Consideration and Adoption of Resolution Authorizing the Purchase of a Compact Excavator and Amending the Fiscal Year 2025-26 Budget to Account for the Receipt and Expenditure of California Intergovernmental Risk Authority Grant Funding

3.5 Adoption of Ordinance Amending Section 18.09 of the Wheatland Municipal Code Relating to On-Site Cannabis Consumption

4. PUBLIC HEARING

4.1 Consideration and Adoption of Resolution Approving Resolution of Necessity for Acquisition by Eminent Domain of Certain Real Property and Construction, Pipeline and Access Easement Interests in Certain Real Property for the Wheatland Regional Sewer Pipeline Project

City Manager Bill Zenoni presented a staff report for consideration to adopt a resolution Approving Resolution of Necessity for Acquisition by Eminent Domain of Certain Real Property and Construction, Pipeline and Access Easement Interests in Certain Real Property for the Wheatland Regional Sewer Pipeline Project. Wheatland's WWTP does not meet current environmental standards for disposal of municipal wastewater and is at risk of failure due to outdated failing equipment. The City Council and staff began exploring options for a solution to wastewater treatment issues approximately seven years ago. For the past five years, the Wheatland City Council and City staff have been working closely with staff and elected officials from Yuba Water Agency, Yuba County and Olivehurst Public Utility District (OPUD) to develop a cost-effective regional solution to wastewater treatment needs in South Yuba County. Phase 1 of the project includes the construction of pipelines and pump stations to transport wastewater from Wheatland to OPUD's existing wastewater treatment plant as well as minor upgrades to the OPUD facility. The cost of this phase of the project is estimated at \$155 million. This regional solution has been endorsed by the State Water Resources Control Board, which has approved a \$75 million grant to fund a major portion of the project. The remaining \$80 million cost will be funded by Wheatland (\$3 million), OPUD (\$10 million) and loans from the Yuba Water Agency to Wheatland and OPUD. The City of Wheatland and OPUD have also applied for additional grant funding from the Federal Economic Development Agency. Zenoni explained Phase I of the Project and stated in order for the City's portion of

the project to proceed on schedule, 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. The City has been in negotiations with the 17 property owners for the past several months. In order for the project to remain on schedule, and to avoid the risk of losing \$75 million in grant funding from the State Water Resources Control Board, the City must protect its rights to continue forward with the project schedule. Adoption of the proposed Resolution will allow the City to move forward with the project while continuing to negotiate in good faith with the remaining property owners to reach a mutually acceptable settlement amount. Each of the 17 property owners were provided with a notice of the November 25th public hearing, sent by US mail. The notice advised the property owners of their right to be heard on November 25, 2025, public hearing and to comment. In order for the City Council to adopt a Resolution of Necessity, the Council must find (by 4/5ths vote) that these four conditions have been met, the Public Interest and Necessity Require the Proposed Project, the Project is Planned or Located in a Manner That will be most Compatible with the Greatest Public Good and the Least Private Injury, the Real Property to be Acquired is Necessary for the Proposed Project and The Offer of Just Compensation Has Been Made. Independent third-party appraisals from Integra Realty Resources, a California licensed Certified General Real Estate Appraiser, were prepared and presented to each property in order to determine the fair market value of the property, pipeline easement, access easement, temporary construction easements. The City made a settlement offer to each of the landowners based on the appraised value for each of their properties in accordance with Government Code section 7267.2. In addition, property owners who question the city-provided appraisals are offered reimbursement to engage their own certified appraiser.

*A letter received from Four Corners Farmland Fund Tehama, LLC was entered into the record, the property owner did not wish to comment at the November 25, 2025, Regular City Council Meeting.

Public Comment

Property owner Marlene Garcia commented on her 40 acres of permanent pastures, 1500 eucalyptus trees, pipeline going under her trees, moving project to vacant property, concerned about dirt, requested maps and permission from the railroad.

Property owner Dale Roberts commented on truck traffic

Property owner Bruce and Tracy Bishop commented on Pumpkin Lane, access to their road, appraisal notification and access to maps, inaccurate appraisal, pressure to submit counter offer, rushing property owners, Bradshaw Road and violation of the Brown Act and heavy traffic. Mr. Bishop requested the City supply a work schedule when the project begins. The attorney representing the Waltz property commented on the appraisal.

Staff Comments

City Attorney Ralphs address the comment from the Bishop's regarding Public Hearing noticing requirements and legality.

Council Member Comments

Vice Mayor McIntosh commented on vacant property, overseeing the project, dirt storage removed from affected properties and other easements on the Bishop property.

Council Member B. Abe commented on liability for trees if damaged, the safety aspect of pipeline for leakage, sun exposure on pipes and storage. Bradshaw Road, Union Pacific Railroad, notices of the project, State Water Resources Control Board, and access of easements.

Council Member J. Abe commented on easement access and the possibility of not going on property, information taken into consideration for appraisal, mitigation of dust and noise.

City Manager Zenoni commented on the \$75 million grant and the possibility of council's decision putting the funds at risk.

Motion made by Council Member R. Coe, Seconded by Vice Mayor L. McIntosh to **adopt Resolution No. 53-25 Declaring the Necessity for and Authorizing the Commencement of Eminent Domain Proceedings Concerning Regional Sewer Project Property Interests.**

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

5. REGULAR CALENDAR

5.1 Consideration and Adoption of Resolution Approving an Amended Wheatland Sergeants Association Memorandum of Understanding

City Manager Bill Zenoni presented the staff report for consideration to adopt a resolution approving an Amended Wheatland Sergeants (WSA) Association Memorandum of Understanding (MOU). On June 27, 2023, council approved a two-year MOU with the WSA. The proposed amendments to the WSA include two-year terms (July 1, 2025, to June 30, 2027), cost of living adjustments of 3% effective July 1, 2025, and 3% effective July 1, 2025, one-time market rate adjustment of 1% effective July 1, 2025, and amend provision of annual uniform allowance to provide for lump sum payment in July of each year.

Motion made by Council Member J. Abe, Seconded by Council B. Member Abe. to **adopt Resolution No. 56-25 Approving and Amended Wheatland Sergeants Association Memorandum of understanding.**

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

5.2 Consideration and Adoption of Resolution Authorizing Installation of Multi-Way Stop Controls at Wheatland Road and Oakley Lane

City Engineer Dane Schilling presented the staff report for consideration to adopt a resolution Authorizing Installation of Multi-Way Stop Controls at Wheatland Road and Oakley Lane. A report was prepared in response to complaints from citizens about the safety of the intersection of Wheatland Road and Oakley Lane. With increased traffic volumes in recent years, drivers on Oakley Lane were finding it increasingly difficult to safely make turns from Oakley Lane on to Wheatland Road or travel across Wheatland Road. The study concludes that the intersection does meet the statewide requirements (warrants) for the installation of a "multi-way stop controlled intersection" which means that two new stop signs on Wheatland Road at Oakley Lane should be added to make the intersection a 4-way stop controlled intersection and traffic east-west traffic on Wheatland Road will be required to stop at Oakley Lane before proceeding.

Council Member Comments

Vice Mayor McIntosh commented on a study for a right turn only on to SR 65 from Oakley Lane, speed limit posted on Oakley.

Council Member J. Abe commented on the set up of an intersection, incompetent drivers, option to leave as a 2-way stop with flashing lights, timeline for installation of signs , extra

signage and mitigation measures. Abe suggested using emergency responses as a gauge for success of a 4-way stop.

Mayor Teter commented on roundabouts, a study to check intersection during peak hours of school traffic, alternatives in the future and us update during annual Police reports.

Council Member B. Abe commented on a circulation study, safety or flow of traffic, housing and new school and how to see if change has made an improvement.

(Original Motion) Motion made by Vice Mayor McIntosh, Seconded by Mayor Teeter to receive the report entitled MultiWay Stop Sign Warrant Study at Wheatland Road and Oakley Lane, Wheatland, CA; and adopt a resolution authorizing and directing the City Manager to install 4-way stop controls at the intersection of Wheatland Road and Oakley Lane.

(Alterative Motion) Motion made by Council Member J. Abe, Seconded by Council Member B. Abe to table the item and direct staff to research alternative mitigation measures for the intersection.

Alterative Motion: Motion Fails

Voting Yea: Council Member B. Abe, Council Member J. Abe

Voting Nay: Mayor Teter, Vice Mayor McIntosh, Council Member Coe

Original Motion:

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

Voting Nay:

5.3 Waiver of Second Reading and Adoption of the Ordinance Approving Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC.

Council Member J. Abe recused himself from this item stating property owned could be a conflict of interest.

Principal Planner Kevin Valente presented the staff report for discussion to waive the second reading and adopt the Ordinance Approving Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning the Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC. On March 18, 2025, the City Council approved an amendment to the Caliterra Ranch Tentative Subdivision Map. The Tentative Subdivision Map amendment redesigned the eastern area of the project site including the roadway alignments of First Street and Wheatland Park Drive. On June 13, 2025, the City staff received a letter from the project applicant requesting an amendment to the current development agreement to reflect the changes resulting from the recent Caliterra Ranch Tentative Subdivision Map Amendment Project. The proposed draft development agreement amendment includes Section 3.5.1: The Water System Plan shall include the dedication of a new domestic water supply well and related improvements. The Water System Plan will be prepared by a qualified engineer that includes updated water demand and usage calculations as well as technical information and calculations in order to determine the construction timing and dedication of the well, Section 3.7.1: The Main Street extension is removed from the development agreement in its entirety. As described above, the Main Street extension to be constructed by the 250th building permit of the Caliterra Ranch subdivision is no longer needed, Section 3.13.4: The 1.5-acre parcel intended for the future Wheatland Fire Authority station will be donated to the City at a time that is agreed upon by the City and property owner. The current development agreement requires the dedication of the fire station in conjunction with the development of the surrounding properties and Section 5.3: Reimbursement of the Main Street extension costs is removed from the

development agreement in its entirety. With the removal of the Main Street extension from the development agreement, the City will no longer be required to reimburse the developer for the cost of construction. Pursuant to State law, ordinances require a first and second reading for adoption. On October 28, 2025, the City Council held a public hearing and voted 4-0 to introduce and waive the first reading of the ordinance approving the proposed amendment to the Caliterra Ranch Subdivision Development Agreement. After October 28, 2025, City Council meeting, City staff completed a clerical edit in section 3.13.4 to reference a donation of the fire station property rather than a dedication.

Motion made by Council Member Abe, Seconded by Mayor Teter to **waive the second reading of Ordinance No. 504 Approving Amendment No. 4 to the Third Amended and Restated City of Wheatland Development Agreement Concerning Caliterra Ranch (formerly known as Jones Ranch) Subdivision and Dale Investments, LLC.**

Voting Yea: Mayor Teter, Council Member Coe, Council Member Abe, Council Member Abe
Voting Nay: Vice Mayor McIntosh

5.4 Consideration and Adoption of Resolution Accepting Donation of Property within the Caliterra Ranch Subdivision for a Future Fire Station for the Wheatland Fire Authority and Approving a Draft Maintenance Agreement for the Property

Council Member J. Abe recused himself from this item stating property owned could create a conflict of interest.

City Engineer Dane Schilling presented the staff report for consideration to adopt a resolution Accepting Donation of Property Within the Caliterra Ranch Subdivision for a Future Fire Station for the Wheatland Fire Authority and Approving a Draft Maintenance Agreement for the Property. On October 28, 2025, the Wheatland City Council introduced and waived the first reading of an ordinance approving Amendment No. 4 to the Third Amended and Restated Development Agreement between the City of Wheatland and the applicant, Dale Investments, LLC., which updated language in the Development Agreement regarding the timing of the donation. The Development Agreement amendment included the following modification: Section 3.13.4: The 1.9-acre parcel intended for the future Wheatland Fire Authority station will be donated to the City at a time that is agreed upon by the City and property owner. The current Development Agreement requires the dedication of the fire station in conjunction with the development of the surrounding properties. The second reading and adoption of the ordinance is scheduled for action at the November 25, 2025, City Council meeting. Assuming the ordinance is adopted on November 25, 2025, there is a 30-day waiting period before the ordinance becomes effective. Should the City Council accept the donation of the property for a future fire station, the necessary documents to record this parcel in the City's name could be processed after that 30-day period (December 25, 2025). Currently, the City's only fire station is located east of both State Route 65 (SR) and the Union Pacific Railroad (UPRR) which can significantly impact emergency response times. The applicant and the City have discussed the donation of the 1.9-acre parcel for a future fire station, which would provide improved fire service and response times for neighborhoods of the City located west of SR 65 and the UPRR. In addition, the Wheatland Fire Authority Chief supports the proposed donation. City Staff agrees that this location would be an ideal location for a fire station because of its proximity to major roadways and its location west of both SR 65 and the UPRR. In addition, as the City continues to grow, this location would be ideally located to serve future residents. The maintenance agreement for the 1.9-acre parcel of land covers a three-year period and provides that the developer will maintain the site in a good and safe condition, including weed abatement and trash removal.

Motion made by Council Member B. Abe, Seconded by Council Member Coe to **adopt Resolution No. 57-25 Accepting the Donation of Property Within the Caliterra Ranch Subdivision for a Future Fire Station for the Wheatland Fire Authority and Approving a Maintenance Agreement for Property.**

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

Motion made by Council Member Abe, Seconded by Council Member Coe.

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe

Voting Abstaining: Council Member Abe

5.5 Consideration and Adoption of Resolution Approving Contract Documents for Construction and Authorizing a Call for Bids for Construction of the Wheatland Regional Sewer Pipeline Project

Council Member J. Abe returned to the meeting.

City Manager Bill Zenoni and City Engineer Dane Schilling presented the staff report for consideration to adopt a resolution Approving Contract Documents for Construction and Authorizing a Call for Bids for Construction of the Wheatland Regional Sewer Pipeline Project. The Wheatland Regional Sewer Pipeline Project ("Project") is the first project of the larger South Yuba County Wastewater Infrastructure Project (a coordinated effort between Yuba Water Agency (YWA), Olivehurst Public Utilities District (OPUD), Yuba County, and the City of Wheatland). The Wheatland Regional Sewer Project consist of the first 7.72-miles of a conveyance pipeline and three pump stations that are capable of transporting 1.5-million gallons of sewage daily from the Malone Avenue Pump Station in Wheatland to the southerly limits of the OPUD service area on Rancho Road in south Yuba County. A subsequent OPUD project will continue the pipeline all the way to the OPUD wastewater treatment plant. The following is a partial list of City Council actions taken to advance the design and environmental work for the Project: November 10, 2020, the City Council adopted Resolution No. 43-20 amending the FY 2020-21 Budget and authorizing the City Manager to proceed with environmental review and engineering design for the Project, April 27, 2021, the Basis of Design Report for the Project was presented to the Wheatland City Council and adopted by Resolution No.16-21, October 11, 2022, the City Council adopted Resolution No. 34-22, which, among other actions, authorized acceptance of an additional \$2 million loan from the Yuba Water Agency for work associated with environmental, engineering design, right-of-way acquisition and grant funding work for the Project (SCH No. 2021110022). Based on the EIR, a Notice of Determination was made by the City Council on February 28, 2023, and was filed by the County Recorder on March 2, 2023, the City conducted an environmental review and prepared an Environmental Impact Report (EIR) for the Project, May 21, 2024, the Yuba Water Agency Board of Directors met to receive an update on the South County Infrastructure Project. At that meeting, the Yuba Water Agency Board re-affirmed their commitment to funding the construction of the project and approved an additional \$5 million for the three agencies (Wheatland, OPUD and Yuba Water Agency) to complete final engineering designs, obtain permits, obtain rights-of-way, provide additional project management and financial services to get the project ready for bidding, October 21, 2024, the City's Regional Sewer Ad Hoc Committee met to discuss the status of the Project and the final steps toward constructing the Project. The Committee recommended that the additional funding needed from Yuba Water Agency be secured and the City Manager take any necessary actions including amending professional services contracts to bring the Project to construction, June 10, 2025, the City Council adopted Resolution No. 22-25, authorizing the City Manager to enter into agreements with PG&E, AT&T and Union Pacific Railroad to clear the way for construction of the Project. On that date, the City Council also adopted Resolution No. 31-25 authorizing acceptance of a grant from Yuba Water Agency for up to \$3.5 million to fund final

environmental, engineering design, permitting and right-of-way acquisition/utility relocation costs for the Project and on October 28, 2025, the City Manager provided an update to the City Council for the Project at its regularly scheduled City Council meeting. The next step in the construction process involves competitively bidding the Project by publicly inviting contractors to obtain and examine the Contract Documents and submit their bids for the work. A typical bid period is 4 weeks, however, due to the size and complexity of the Project and the upcoming holidays, staff is recommending an 8-week bid period as shown below. The bid period can be extended by the City Engineer if needed to encourage maximum bidder participation and the best possible pricing.

City Council Comments

Mayor Teter commented on a groundbreaking ceremony.
Council Member J. Abe commented on landowner concerns.

Motion made by Mayor Teter, Seconded by Council Member J. Abe. to **adopt Resolution No. 58-25 Approving Contract Documents for Construction and Authorizing a Call for Bids for Construction of the Wheatland Regional Sewer Pipeline Project.**

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

6. REPORTS

City Manager Zenoni reported on Public Works Director Don Scott's last day.
Vice Mayor McIntosh reported on the upcoming Christmas tree lighting and street fair.

7. ADJOURN

There being no further business, Mayor Angela Teter adjourned the meeting at 8:20 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

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