



REGULAR CITY COUNCIL MEETING

Minutes

June 10, 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 Brian Abe
Council Member John Abe

ABSENT: Robert Coe

OTHERS PRESENT:

City Manager Bill Zenoni
Finance Director, Susan Mahoney
Deputy City Attorney, Gavin Ralphs
Community Development Director, Tim Raney
City Engineer, Dane Schilling
Police Chief, Brian Wittmer
Fire Chief, Art Paquette

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 my Vice Mayor McIntosh, Seconded by Council Member B. Abe to **Approve minutes from the May 27, 2025 meeting, Second Reading and Adoption of Ordinance No.**

503 Approving a Planned Development (PD) Amendment for the Bishop's Pumpkin Farm PD District Located at 1415 Pumpkin Lane, Appointment of Ryan Epperson to the Wheatland Planning Commission, Resolution No. 30-25 Canceling the Regular City Council Meeting of June 24, 2025 and July 22, 2025, Resolution No. 23-35 Authorizing Execution of Amendment No. 2 to the Agreement with Donald Scott for Interim Public Works Director Services. Resolution No. 24-25 Authorizing Execution of Amendment No. 2 to the Agreement with Susan Mahoney for Interim Finance Director Services and Resolution No. 25-25 Authorizing the Second Amendment to the Agreement with Bill Zenoni for City Manager Services.

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

4. PUBLIC HEARING

4.1 Public Hearing for the Continuance of Assessments for Wheatland-Premier Grove Landscaping and Lighting District

Finance Director Susan Mahoney presented the staff report for consideration and adoption of Resolution Adopting the Annual Budget, Control Policies and Appropriations Limit for Fiscal year 2025-26. Each year a budget is established to determine the cost of providing services and determine the proportional amount to assess benefiting parcels within the District. A public hearing is held to give interested persons an opportunity to protest the annual Engineer's Report. Council's final action is to approve the Engineer's Report and the assessments therein by adopting the proposed resolution.

Public Comment - None.

Motion made by Council Member B. Abe, Seconded by Council Member J. Abe to **adopt Resolution No. 26-25 Confirming Engineer's Report, Diagram, Annual Assessment, and Directing Auditor of Yuba County to Levy and Collect Assessment for Fiscal Year 225-26 in the Wheatland-Premier Grove Landscaping and Lighting District.**

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

5. REGULAR CALENDAR

5.1 Consideration and Adoption of Resolution Adopting the Annual Budget, Control Policies and Appropriations Limit for Fiscal Year 2025-26

Finance Director Susan Mahoney presented the staff report for Resolution Adopting the Annual Budget, Control Policies and Appropriations Limit for Fiscal Year 2025-26. The Council met on May 27th to review and discuss the proposed FY 2025-26 annual operating budget and provide staff with direction and comments. No changes were made to the budget as presented on May 27th.

Motion made by Council Member B. Abe, Seconded by Council Member J. Abe to **approve Resolution No. 29-25 Adopting the Annual Budget, Control Policies and Appropriations**

Limit for Fiscal Year 2025-26.

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

5.2 Consideration and Adoption of Resolution Authorizing Execution of Agreement with TPx, Inc. for a Voice Over Internet Protocol Telephone System

TPx will provide VOIP telephone and internet services to City Hall, Wheatland Community Center, Police Department, Public Works Corporation Yard, and the Wastewater Treatment Plant. The agreement with TPx has a three-year term with a one-time equipment cost of \$9,907 and a recurring monthly cost of \$3,134. Included in this agreement is ongoing support as the City does not have staff with expertise in managing a telecommunication system.

Council Member J. Abe commented on testing the system on a regular basis.
Mayor A. Teter commented on hard wiring and emergencies.

Motion was made by Council Member B. Abe, Seconded by Council Member J. Abe to **Adopt Resolution No. 28-25 Authorizing Execution of Agreement with TPx, Inc. for a Voice Over Internet Protocol Telephone System.**

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

5.3 Consideration and Adoption of Resolution Authorizing the City Manager to Execute a Grant Agreement with the Yuba Water Agency, Authorizing the City Manager and Finance Director to Amend the Fiscal Year 2025-26 Budget, and Authorizing the City Manager to Execute Agreements for Services Required to Complete Environmental, Engineering Design, Right-of-Way Acquisition and Utility Relocation for the Wheatland Regional Sewer Pipeline Project.

City Manager Bill Zenoni presented the staff report for consideration and adoption of Resolution Authorizing the City Manager to Execute a Grant Agreement with the Yuba Water Agency. Authorizing the City Manager and Finance Director to Amend the Fiscal Year 2025-26 Budget, and Authorizing the City Manager to Execute Agreements for Services Required to Complete Environmental Engineering Design, Right-of-Way Acquisition and Utility Relocation for the Wheatland Regional Sewer Pipeline Project. For the past five years, the City has been working closely with staff and elected officials from the Yuba Water Agency, Olivehurst Public Utility District) and Yuba County to develop a regional solution to wastewater treatment needs in South Yuba County. The City of Wheatland's wastewater treatment plant is aging, has limited treatment capacity to accommodate infill growth and does not meet current environmental standards for disposal of municipal wastewater. A portion of the City's wastewater treatment plant is located on the river side of the Bear River Levee, which leaves the plant at risk for potential flooding. On July 28, 2020, the Wheatland City Council adopted Resolution No. 35-20 accepting a \$1.3 million loan and a \$1.3 million grant from the Yuba Water Agency to fund environmental and design efforts for the conveyance pipeline and pump stations needed to deliver 1.5 million gallons per day of sewage from Wheatland to the planned terminus of Olivehurst Public Utility District's sewer project at Highway 65 and Rancho Road. On October 11, 2022, the Wheatland City Council adopted Resolution No. 34-22 accepting an additional \$2 million in loan funds from the Yuba Water Agency for costs associated with environmental, engineering design and right-of-way acquisition costs associated with this project. The City's grant application to the State Water Resources Control Board for partial funding of this project is in the final review phase. We were recently notified that our grant amount had been increased from \$30 million to \$75 million. We are currently in the final phase of engineering design, environmental review and right-of-way acquisition/utility relocation required to get the project ready to go to bid later this year. The Board of Directors of the Yuba Water Agency, on April 29, 2025, agreed to provide up to an additional \$3.5 million in grant funding to the City of Wheatland to accomplish the remaining tasks to get the

project bid-ready which includes accomplishing major utility relocations, environmental permitting and obtaining access rights in advance of construction of the Project. The attached resolution, if approved, will authorize the City Manager to execute a grant agreement with the Yuba Water Agency in an amount up to \$3.5 million and in a form to be approved by the City Attorney. The resolution also authorizes the City Manager and Finance Director to amend the Fiscal Year 2025-26 budget to reflect the receipt and expenditure of the grant funds. Finally, similar to the previous two resolutions referenced above, the proposed resolution authorizes the City Manager to approve project expenditures not to exceed the amount of grant funds received.

Police Chief Wittmer commented on the increase of the grant.

Council Member J. Abe commented on extra funds, paperwork being altogether and who to thank.

Mayor Teter commented on more funds.

Motion was made by Council Member B. Abe, Seconded by Council Member J. Abe to **adopt Resolution No. 31-25 Authorizing the City Manager to Execute a Grant Agreement with the Yuba Water Agency, Authorizing the City Manager and Finance Director to Amend the Fiscal Year 2025-26 Budget, and Authorizing the City Manager to Execute Agreements for Services Required to Complete Environmental, Engineering Design, Right-of-Way Acquisition and Utility Relocation for the Wheatland Regional Sewer Pipeline Project.**

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

5.4 Consideration and Adoption of Resolution Authorizing Execution of Agreements with PG&E, AT&T and Union Pacific Railroad Related to the South County Infrastructure Project

City Engineer Dane Schilling presented the staff report for discussion and consideration to adopt Resolution No. 22-25 related to the South County Infrastructure Project authorizing the City Manager to execute agreements with PG&E, AT&T and Union Pacific Resolution No. 22-25. Since the last City Council action on this project, City staff, OPUD, Yuba Water Agency and their respective consultant teams have continued toward the original goal of being shovel ready in the event that construction funding from the State Water Resources Control Board is made available to the Project. That goal was realized in August 2024 when the State approved \$30 million in grant funding for the Project. In order to construct the Project, certain large scale utility relocations and access agreements are needed. The most notable are: Pacific Gas and Electric (PG&E) at Pump Station 1, AT&T Relocation on Jasper Lane and Union Pacific Railroad (UPRR) Access at S. Beale Roadway. Staff is requesting that the City Council authorize the City Manager to execute agreements with PG&E, AT&T and UPRR for these pre-construction activities and authorize the City Manager to pay for work identified in these agreements. In addition, Staff is requesting that the City Manager be authorized to informally bid the installation of a conduit at Pump Station 1 to facilitate PG&E's relocation work.

Mayor Teter commented on a 24% transaction.

Council Member J. Abe commented on contingency costs.

Motion made by Council Member J. Abe, Seconded by Seconded by Mayor Teter to adopt **Resolution No. 22-25 Authorizing Execution of Agreements with PG&E, AT&T and Union Pacific Railroad Related to the South County Infrastructure Project.**

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

5.5 Consideration and Adoption of Resolution Approving SB1 Funding Project List for Fiscal Year 2025-26

City Engineer Dane Schilling presented the staff report for consideration and adoption of Resolution Approving SB1 Funding Project List for Fiscal Year 2025-26. On April 28, 2017, State Senate Bill 1 (SB1), also known as the Road Repair and Accountability Act of 2017 (RMRA), was signed into a law by Governor Brown. SB1 established the RMRA to address deferred maintenance on the state highway system, and local street and road systems. RMRA funds are available to cities and counties for basic road maintenance, rehabilitation, and critical safety projects that may include the following: road maintenance and rehabilitation, safety projects, railroad grade separations, complete streets components and traffic control devices. On February 22, 2022, the City adopted its first Pavement Management Program which provides guidance on how best to apply limited street maintenance funding. The Pavement Management Program lists SB1 funds as one of several sources of street maintenance funding. SB1 requires cities to adopt, by resolution, a list of projects proposed to receive funding from the RMRA prior to a given fiscal year. The following list represents the staff's current plan and intent for expenditure of the SB1 funds. City Council may choose to modify or alter the list at anytime by resolution. The City is required to report on the selected projects to the California Transportation Commission by June 30th each year. In FY2024-25, the capital street maintenance project crack sealed streets within the City. This project extended the life of pavements in good condition by 7+ years. Crack sealing was accomplished by City staff with rented equipment in six locations. The list of potential SB1 funded projects for Fiscal Year 2025-26: Wheatland Road Complete Street and Street Resurfacing. Unexpended SB1 funds may be rolled over and accumulated for use in future years.

Mayor Teter commented on a 5/10-year plan and damage on F Street.

Motion was made by Council Member B. Abe, Seconded by Mayor A. Teter to **adopt Resolution No. 32-25 Approving SB1 Funding Project List for Fiscal Year 2025-26.**

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

5.6 Consideration and Adoption of Resolution Approving the Project Plans and Authorizing the City Manager to Advertise the City of Wheatland 2025 Pavement Maintenance Project for Bids.

City Engineer Dane Schilling presented the staff report for discussion and consideration to adopt Resolution No. 21-25 Approving the Project Plans and Authorizing the City Manager to Advertise the City of Wheatland 2025 Pavement Maintenance Project for bids. In February 2022, the City Council accepted its first Pavement Management Program which provided an assessment of the 18-miles of City maintained streets and a framework for the execution of maintenance efforts. On June 3, 2025, the City Council adopted Resolution No. 20-25 which identified streets to be considered for resurfacing as part of the Roadway Maintenance and Rehabilitation Act SB1 funds. As a result, the streets listed below as well as the City Hall/Community Center parking lot were identified in the 2025 Pavement Maintenance Project ("Project"). The Project will include Type II polymer modified slurry sealing over existing pavements, new pavement markings, and new pedestrian ramps on up to six of the streets listed. The Project will also include slurry sealing and pavement marking within the City Hall/Community Center parking lot. Existing parallel pavement markings on C Street will be removed and repainted to provide longer parking spaces. The project will include four streets and may include two Bid Alternative locations as budget allows. The City Engineer has directed the preparation of plans, specifications and bid documents in order to publicly bid the Project.

Motion made by Council Member J. Abe, Seconded by Council Member B. Abe to **adopt Resolution No. 21-25 Approving Project Plans and Authorizing the City Manager to**

Advertise the City of Wheatland 2025 Pavement Maintenance Project for Bids.

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

5.7 Consideration and Adoption of Resolution Awarding Construction Contract for Advanced Metering Infrastructure 6-Inch Water Service Meter Installation Project

On February 9, 2021, City Council approved the bid documents and authorized staff to advertise the Advanced Metering Infrastructure (AMI) Water Service Meter Installation Project for bids. On March 11, 2021, the City received two bids for the project with the low bid being submitted by Keystone Exteriors, LLC of Luzerne, Pennsylvania (dba. Keystone Metering Systems, Inc.) was identified as the lowest responsible and responsive bidder with a bid in the amount of \$600,488.00. On March 23, 2021, the City passed and adopted Resolution 13-21 awarding the construction contract to Keystone Exteriors, LLC. On March 28, 2023, the City Council approved the Acceptance and Notice of Completion for the majority of the project improvements. This vote closed Keystone's contract with the City. However, two 6-inch water meter replacements remained; these included meters at the High School and at 422 6th Street. These 6-inch meters required additional engineering and planning than was previously included in the contract award to Keystone Exteriors, LLC. On April 23, 2025, the project for the replacement of the two 6-inch water meters was advertised as an informal bid process. Staff contacted ten contractors to invite them to submit a bid. On May 5, two bids were received, and both were several times higher than the engineer's estimate. Staff continued to invite contractors to bid. Through May 15, 2025, Staff contacted another eleven contractors. As of May 30th, two additional bids were submitted to the City. Staff is recommending award of the construction contract to the low-bidder, LaFleur Engineering, Inc. of Orangevale, California in the amount of \$137,020.00. The Contractor holds an A-License for General Engineering and is bonded. Staff has verified LaFleur Engineering, Inc. is a responsible bidder and was responsive to the requirements of the bid package. They possess the appropriate experience, and their California contractor licenses are in good standing per the project requirements.

Motion made by Council Member B. Abe, Seconded by Council Member J. Abe to **adopt Resolution No. 27-25 Awarding Construction Contract for Advanced Metering Infrastructure 6-Inch Water Service Meter Installation Project.**

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

6. REPORTS

Fire Chief Paquette reported on calls from concerned residents for weed abatement, structure safety, air show, last Caliterra inspection and First Street Senior Apartments.

Police Chief Wittmer reported on the officer assaultment, no issues with air show, calls for code enforcement, new County mobile crisis unit and grants from the Yuba County Department of Education.

City Engineer Schilling reported on the completion of the Caltrans project.

City Manager Zenoni reported that the June 24, 2025 and July 22, 2025 council meeting are cancelled and the city will hold a General Plan Update meeting with council members and planning commissioners on August 8, 2025.

7. CLOSED SESSION

Conference with Labor Negotiator (California Government Code Section 54957.6.) City Designated Representatives: Bill Zenoni, City Manager. Employee Organizations: Wheatland General Employees Association, Wheatland Police Officers Association, and Wheatland Sergeants Associations.

City Council adjourned to the Closed Session portion of the meeting agenda at 7:00 p.m.

Council reconvened the regular council meeting at 8:41 p.m.

No reportable action from Closed Session.

8. **ADJOURN**

There being no further business, Mayor Angela Teter adjourned the meeting at 8:42 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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