

There



REGULAR CITY COUNCIL MEETING

Minutes

October 28, 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

OTHERS PRESENT

Bill Zenoni, City Manager
Tim Raney, Community Development Director
Gavin Ralphs, City Attorney
Dane Schilling, City Engineer
Kirk Rekers, Interim Police Chief
Don Scott, Public Works Director

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

Motion was made by Council Member R. Coe, Seconded by B. Abe to approve minutes from the regular City Council meeting on October 14, 2025; Investment Report for the Quarter Ended September 30, 2025; Resolution No. 49-25 Authorizing Yuba County to File for a Waste Tire Grant and Collect Tires County Wide; Resolution No. 50-25 Authorizing of a Grant Agreement with Yuba Water Agency for Development of a Stormwater Water Plan and Resolution No. 48-25 Accepting Public Improvements Constructed by the First Street Senior Apartments Project as Complete, Accepting Associated Dedications of Land and Authorizing the Filing Notice of Completion.

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

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

3.1 Minutes from the regular City Council meeting on October 14, 2025.

3.2 Investment Report for the Quarter Ended September 30, 2025

3.3 Consideration and Adoption of Resolution Authorizing Yuba County to File for a Waste Tire Grant and Collect Tires County-Wide

3.4 Consideration and Adoption of Resolution Authorizing Execution of a Grant Agreement with Yuba Water Agency for Development of a Stormwater Master Plan

3.5 Consider Adopting Resolution No. 48-25 Accepting the Public Improvements Constructed by the First Street Senior Apartments Project as Complete, Accepting the Associated Dedications of Land and Authorizing the Filing of a Notice of Completion.

4. PUBLIC HEARING

4.1 Introduce and Waive the First Reading of 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 John Abe recused himself from this agenda item due to a conflict of interest.

Community Development Director Tim Raney presented the staff report to introduce and waive the first reading 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. The proposed draft development agreement amendment includes: 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, 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, the 1.5-acre parcel intended for the future Wheatland Fire Authority station will be dedicated 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 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.

City Council Comments

Vice Mayor L. McIntosh commented on the Roddan Ranch property, Main Street, entrances and exits, road behind the Church of Latter Day Saints, and a traffic study.

Public Comment

Property owner representative Rick Landon stated he was available to answer any questions.

Motion made by Council Member B. Abe, Seconded by Council Member Cor to **Introduce and Waive the First Reading of Ordinance No. 504 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.**

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

Council Member J. Abe returned to the meeting.

4.2 Introduce and Waive First Reading of Ordinance Amending Section 18.09 of the Wheatland Municipal Code Relating to On-Site Cannabis Consumption.

City Attorney Gavin Ralphs introduced the staff report to Introduce and Waive First Reading of Ordinance Amending Section 18.09 of the Wheatland Municipal Code Relating to On-Site Cannabis Consumption. The proposed amendment to Section 18.09 of the Wheatland Municipal Code would prohibit on-site cannabis consumption within the City limits, excluding on-site consumption at private residences. The amendment clarifies that on-site consumption of cannabis whether by smoking, vaporizing, ingestion, or topical application is prohibited except within private residences in accordance with state law. The prohibition applies to all commercial cannabis businesses and public properties. Violations are subject to enforcement under existing provisions.

City Council Comments

Council Member J. Abe commented on cannabis dispensaries, private commercial property and changing back ordinance if possible.

Vice Mayor L. McIntosh commented on cultivation and farming.

Council Member B. Abe commented on alcohol and cannabis.

Public Comment

H. Gilbert commented on consumption on commercial property.

Motion made by Council Member J. Abe, Seconded by Vice Mayor McIntosh to **Introduce and Waive First Reading of 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

5. PRESENTATIONS

Police Chief administered the Ceremonial Oath of Office to Police Officer Matias Carrazco.

City Manager Bill Zenoni provided an Update on the South County Infrastructure Project.

5.1 Ceremonial Swearing in of Police Officer Matias Carrazco

5.2 Update on South County Infrastructure Project

6. REGULAR CALENDAR

6.1 Consideration and Adoption of Resolution Authorizing Execution of an Employment Agreement with Terrence Y. Hill for the Position of Public Works Director

City Manager Bill Zenoni presented the staff report for discussion to consider adoption of a Resolution Authorizing Execution of and Employment Agreement with Terrence Y. Hill for the Position of Public Works Director. The Public Works Director position has been filled on an interim basis since June 2024, during which time staff has been evaluating alternatives for filling this position on a permanent basis. Terrence (Youa) Hill has been an employee of the City of Wheatland since October 2009 and is familiar with all aspects of the operations of the Wheatland Public Works Department.

Motion made by Council Member B. Abe, Seconded by Mayor Teter to **adopt Resolution No. 51-25 Authorizing Execution of an Employment Agreement with Terrence Y. Hill for the Position of Public Works Director.**

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

6.2 Consideration and Adoption of Resolution Authorizing Execution of an Employment Agreement with Michael C. Garlock for the Position of Police Chief

City Manager Bill Zenoni presented the staff report for consideration to adopt a Resolution Authorizing Execution of an Employment Agreement with Michael C. Garlock for the Position of Police Chief. The City of Wheatland has completed its recruitment process to fill the position of Police Chief. While there were several very qualified applicants for this position, the candidate recommended for consideration is Michael Garlock. Mr. Garlock's experience includes over 25 years with the City of Auburn Police Department. Mr. Garlock retired from the City of Auburn as a Police Lieutenant in 2021 and has continued to work as a Reserve Officer for the City of Auburn since his retirement. The City is currently completing the standard background investigation process for a public safety employee. It is anticipated that this process will be completed by early November.

Motion made by Council Member J. Abe, Seconded by Vice Mayor McIntosh to **adopt Resolution No. 52-25 Authoring Execution of an Employment Agreement with Michael C. Garlock for the Position of Police Chief.**

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

7. REPORTS

City Engineer D. Schilling reported on Caliterra street repairs.
City Manager B. Zenoni reported on the new telephone system an update on the Bishop Pumpkin Farm Season.

8. CLOSED SESSION

The City Council meeting adjourned to Closed Session at 7:27 p.m.

The City Council meeting reconvened at 8:20 p.m. with no reportable action.

8.1 Conference with Legal Counsel - Anticipated Litigation (Government Code Section 54956.9) 1 Case

9. 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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