



REGULAR CITY COUNCIL MEETING

Minutes

March 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

Mayor Angela Teter called the meeting to order at 6:00 p.m.

PRESENT

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

OTHERS PRESENT

City Manager Bill Zenoni
Gavin Ralphs, Deputy City Attorney
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

Item No.'s **3.2** and **3.3** were pulled for discussion.

3.2 Council Member John Abe commented on ADU's (Accessory Dwelling Units) and having one set of ADU plans and density of housing. Community Development Director Tim Raney stated he needs directions from council and cost.

Vice Mayor McIntosh stated it would be beneficial to mirror Yuba City.

3.3 Vice Mayor Lisa McIntosh commented on the Housing Element and being current and compliant with the state. T. Raney responded it is in compliance with the state with the exception of an additional 10 acres for multi-family housing. McIntosh questioned if the Heritage Oaks Estates East project should be part of the Housing Element if the development has not been approved.

Motion made by Council Member Coe, Seconded by Council Member Abe to approve minutes from the February 24, 2024, meeting, the General Plan Annual progress report, the Housing Element Annual Progress Report meeting and Resolution No. 12-25 Adopting Updated City of Wheatland Conflict of Interest Code and Resolution No. 12-25 Adopting Updated City of Wheatland Conflict of Interest Code.

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

3.1 Minutes from 02/25/2025, City Council Meeting

3.2 City of Wheatland General Plan Annual Progress Report for 2024.

3.3 City of Wheatland Housing Element Annual Progress Report for 2024.

3.4 Council review and acceptance of revision to the recently updated Conflict of Interest Code provisions concerning Architectural and Engineering Services Administration and Procurement for Federal and State-Funded Transportation Projects.

4. PRESENTATION

Update on Status of Yuba Applied Research Center

4.1 Executive Director Lon Hatamiya and Associate Executive Director Leonard Spigiel with The Hatamiya Group presented audience and council members with a PowerPoint for an update of the status of Yuba Applied Research Center (YARC). Information included mission and vision statements, key tasks, core focus areas, goals and objectives, phasing strategy, 2024 EOY Assessment, research focus areas, objectives, and the Value Proposition Model.

Council Member Brian Abe commented on collaboration and possible project expansion.

Council Member John Abe commented on workforce training and where information is available, the General Plan and what would help the project. Abe also commented on the CRATA completion.

Mayor Angela Teter commented on 10-15 acres for the project.

Council Member Lisa McIntosh commented on additional funding and information on the location of the 10-15 acres. City Manager Bill Zenoni stated the property will be donated.

5. REGULAR CALENDAR

5.1 Yuba-Sutter Economic Development District 2025-2030 Five-Year CEDS Update, Appendix I Public Works Projects Updates and 2024 CEDS Annual performance and Evaluation

Brynda Stranix with Yuba-Sutter Economic Development Corporation presented the staff report for the 2025-2030 five-year Comprehensive Economic Development Strategy (CEDS) update, Appendix I Public Works Projects updates and 2024 CEDS Annual Performance and Evaluation. Stranix provided a PowerPoint presentation for audience and council members. Information included employment and workforce, economics, education attainment, top industries by jobs, establishments, notable goals and accomplishments, consortium partners, regional housing projects in Wheatland, other regional amenities, and regional safety.

Council Member John Abe commented on the definition of establishment, new businesses and what the City can do for resources.

Mayor Angela Teter commented on education decline.

Council Member Bob Coe commented on COVID derailing progress.

Motion made by Council Member Abe, Seconded by Council Member Coe to approve Resolution No. 13-25 Approving the 2025-2030 Comprehensive Economic Development Strategy, 2024 Annual Performance Report and Update to Appendix I - Public Works Projects.

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

5.2 Bishop's Pumpkin Farm 2024 Season Report

City Manager Bill Zenoni presented the staff report for Bishop's Pumpkin Farm 2024 Season Report. Zenoni covered information on traffic, public safety support and admission fee revenue.

Council Member John Abe commented on the cost of signs throughout the City and whether the City is paying to rent them or buy. Abe also recommended that staff should look into the costs and decide if it is better to buy or rent and the number of employees.

Council Member Brian Abe commented on obstacles for Bishops and questioned if the City is helping.

Vice Mayor Lisa McIntosh recommended that the City expedite plans for a new project at Bishop's this year.

Wayne Bishop stated they are communicating well with the City and commented on traffic, attendance, and payroll.

5.3 Wheatland Police Department Annual Report

Police Chief Brian Wittmer presented a PowerPoint for the Wheatland Police Department Annual Report. Information included a mission statement, core values, message from Police Chief Wittmer, personnel update, new items for the Police Department, 2024 Officer of the Year, 2024 Police Chief's Awards, community relations and safety awareness, community support, training and education, patrol stats, part one crimes, administrative staff reports and code enforcement.

Vice Mayor Lisa McIntosh commented on site and release.

Council Member Brian Abe commented on narcotic arrests and third strike.

Council Member John Abe commented on priorities for code enforcement.

Mayor Angela Teter expressed appreciation for the Police Department.

5.4 Wheatland Fire Authority Annual Report

Fire Chief Art Paquette presented audience and council members with a PowerPoint presentation for the Wheatland Fire Authority (WFA) annual report. Information included a mission statement, policy and procedures, core values, a message from the Fire Chief, WFA Calls for Service, 10 year history, activity incidents summary, training and education, community relations, WFA recruitment, code enforcement, WFA station repairs and upgrades, personnel, appreciation award, above and beyond, top training of the year, top responder of the year, firefighter of the year, Ouch award, agency assistance and the Explorer Program.

Council Member John Abe commented on calls, training, grass fires and vehicles.

Vice Mayor Lisa McIntosh commented on new engines fitting in the bays.

6. REPORTS

Fire Chief Art Paquette reported on a grant and driver operation class.

Police Chief reported on the Motorola grant.

City Manager Bill Zenoni reported on the City Council/Planning Commission joint workshop on April 9th.

Vice Mayor Lisa McIntosh commented on web based Ethics training, an update on the chicken ordinance, the process for the Bishop's addition and development impact fees for Dean Webb.

7. ADJOURN

There being no further business, Mayor Angela Teter adjourned the meeting at 8:03 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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