



REGULAR CITY COUNCIL MEETING

Minutes

May 13, 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

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
Finance Director, Susan Mahoney
Natalia Ebersole, Senior Associate
Community Development Director, Tim Raney
Senior Planner, Kevin Valente
Fire Chief, Art Paquette
Police Chief, Brian Wittmer

1.2 Pledge of Allegiance to the Flag

Mayor Angela Teter led the Pledge of Allegiance

2. PRESENTATIONS

2.1 CEREMONIAL OATH OF OFFICE FOR RESERVE POLICE OFFICER NINO HATFIELD

Chief Brian Wittmer introduced Reserve Police Officer Nino Hatfield.

3. 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)

A resident commented on dogs and the City's noise ordinance.

4. CONSENT CALENDAR

4.1 Minutes from April 8, 2025, City Council Meeting

Motion made by Council Member Coe, Seconded by Council Member B. Abe to approve minutes from the regular meeting on March 25, 2025, and the Investment Report for the Quarter Ended March 31, 2025.

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

4.2 Investment Report for the Quarter Ended March 31, 2025

5. PUBLIC HEARING

5.1 Consider Approval of the Caliterra Ranch Tentative Subdivision Map Amendment.

***Council Member John Abe recused himself from this agenda item, stating a conflict on interest.**

Community Development Director Tim Raney presented the staff report for consideration to approve the Caliterra Ranch Tentative Subdivision Map Amendment. The requested tentative subdivision map amendment would redesign the eastern area of the project site including the roadway alignments of First Street and Wheatland Park Drive providing the addition of 68 single-family lots. Although the number of units proposed has increased, the proposed project would not change the residential nature of development within the project site, and the proposed development would be consistent with the site’s land use and zoning designations. Impacts related to the remaining resource areas would be similar as analyzed in the 2002 EIR and 2005 IS/MND. On March 18, 2025, the Wheatland Planning Commission held a public hearing for the proposed project. Staff provided a presentation, and the Planning Commission received public comments. After discussion, the Wheatland Planning Commission unanimously voted to approve the proposed project.

Public Comment

Developer Rick Langdon addressed council and audience members commenting on the proposed Tentative Map Amendment request.
Chris Walsh commented on the map amendment.
Pam Walsh commented on the effects on Main Street.

City Council Comments

Mayor Teter commented on the amendment and avoiding impacts to Main Street, master plan for storm drainage, commercial and any plans to extend west of Caliterra.

Vice Mayor McIntosh commented on circulation, addendum to the EIR from 2005, bypass, commercial property, fewer homes, easement to Bishop's Pumpkin Farm, and requirement for financial contribution to traffic signal.

Council Member B. Abe commented on the commercial lot size and amendment to the Development Agreement, water run off, Grasshopper Sough and Dry Creek, minimum lot sizes and the City's General Plan.

Motion made by Council Member Coe to approve Resolution No. 17-25 Authorizing the City Manager to Sign and File an Out of Agency Service Agreement with the Yuba Local Agency Formation Committee. With no second, motion failed.

Motion made by Vice Mayor McIntosh to amend the staff recommendation on Resolution 17-25. With no second, motion failed.

Motion made by R. Coe, Seconded by A. Teter to approve Resolution No. 17-25 as presented by staff.

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

6. REGULAR CALENDAR

*Council Member John Abe returned to the meeting at 7:13 p.m.

6.1 Resolution of Intent to Levy Assessments for Fiscal Year 2025-26 for the Wheatland-Premier Grove Landscaping and Lighting Assessment District, Preliminarily Approving the Engineer's Report, and Providing for a Notice of Public Hearing

Finance Director Susan Mahoney presented the staff report for discussion on Wheatland-Premier Grove Landscaping and Lighting Assessment District, preliminarily approving the Engineer's Report and providing for a Notice of Public Hearing. Each year a budget is established to determine the cost of providing services and to determine the proportional amount to assess benefiting parcels within the District. This a three-step process. The consulting firm of SCI Consulting Group has prepared the fiscal year 2026 Engineer's Report for the District. The process allows for an annual CPI adjustment of up to 4.0%. For this year, a 2.37% increase is being proposed. A public hearing has been set for Tuesday June 10, 2025, at 6:00 p.m. at 101 C Street, Wheatland CA.

Council member J. Abe commented on the difference between a district and mello roos.

Council member B. Abe commented on the end of the assessment.

Motion made by Council Member B. Abe, Seconded by Council Member J. Abe to approve Resolution No. 16-25 of Intent to Levy Assessments for Fiscal Year 2025-26 for the Wheatland-Premier Grove Landscaping and Lighting Assessment District, Preliminarily Approving the Engineer's Report, and Providing for a Notice of Public Hearing.

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

6.2 Resolution Authorizing the City Manager to Sign and File and Amended Out of Agency Service Agreement (OASA) for the Bishop’s Pumpkin Farm with Yuba Local Agency Formation Commission (LAFCo).

Community Development Director Tim Raney presented the staff report for discussion to amend the Bishop Pumpkin Farm Out of Agency Service Agreement (OASA) City Council resolution for the Yuba Local Agency Formation Commission (LAFCo). On June 27, 2023, the Wheatland City Council directed the City Manager to execute a Memorandum of Understanding (MOU) between the City of Wheatland and Bishop’s Pumpkin Farm for the City to provide water and wastewater services to a new food service building and a new restroom building planned adjacent to, but outside, the current City boundary. On April 23, 2024, the Wheatland City Council approved a resolution identifying the Wheatland City Manager as the Authorized Representative for the Bishop’s Pumpkin Farm OASA, as requested by LAFCo. On April 24, 2025, LAFCo requested the City approve a Notice of Exemption (NOE) for the OASA process. As a result, Staff has amended the April 23, 2024, City Council Resolution to include the NOE.

Council member J. Abe commented on council urging LAFCo to move on an item.

Council Member B. Abe commented on the delay.

Motion made by Council Member B. Abe, Seconded by Council Member J. Abe to approve Resolution No. 17-25 Authorizing the City Manager to Sign and File an Amended Out of Agency Service (OASA) for the Bishop’s Pumpkin Farm with Yuba Local Agency Formation Commission (LAFCo).

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

6.3 Consideration and Adoption of Resolution Approving an Electronic Signature Policy

City Manager Bill Zenoni presented the staff report for consideration and adoption of a resolution approving and electronic signature policy. An Electronic Signature Policy which is in compliance with State legislation, and which will improve the efficiency of current City processes, including the ability to sign up for a City business license or utility services online. The policy provides that the City will accept electronic signatures as legally binding and equivalent to hand-written signatures on those transactions for which the parties have agreed to conduct the transaction by electronic means. If the Electronic Signature Policy is approved by the City Council, the City Manager will coordinate the selection of an appropriate electronic signature method with the City Attorney and City Clerk.

Motion made by Council B. Member Abe, Seconded by Council Member Coe to approve Resolution No. 18-25 Approving an Electronic Signature Policy.

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

7. REPORTS

Police Chief Wittmer reported on Flock cameras.
City Engineer Schilling reported on the Regional Safety Action Plan event.

Community Development Director Raney reported on the upcoming General Plan Update meeting. Finance Director Mahoney reported on the budget and preliminary audit. City Manager Zenoni reported on park restroom and the WFA draft amendment to the JPA. Council Member Coe reported on the EDC meeting. Council Members John and Brian Abe reported on the governance workshop and a strategic plan. Vice Mayor McIntosh reported on the WFA meeting and the pet parade.

8. CLOSED SESSION

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

No reportable action.

9. ADJOURN

There being no further business, Mayor Angela Teter adjourned the meeting at 9:07 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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