



# REGULAR CITY COUNCIL MEETING Agenda

August 26, 2025 at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

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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

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

[3.1](#) Minutes from the 08/12/2025 Special City Council Meeting

[3.2](#) Minutes from the August 12, 2025 Regular City Council Meeting

[3.3](#) Consideration and Adoption of Resolution Approving Parcel Map No. 2021-0004 Located at 1973 State Route 65

## 4. PRESENTATIONS

4.1 Police Department Staff Awards

## 5. REGULAR CALENDAR

[5.1](#) Consideration and Adoption of Resolution Authorizing Execution of Amendment #4 to the Agreement with The Hatamiya Group for Economic Development Consulting Services

## 6. REPORTS

## **7. CLOSED SESSION**

**7.1** Conference with Legal Counsel - Anticipated Litigation (California Government Code Section 54956.9(d)) – One Case

**7.2** Conference with Real Property Negotiators (California Government Code Section 54956.8)

Property Address: Parcel Number #015-550-001

Agency Negotiators: Dane Schilling and Bill Zenoni

Negotiating Parties: City of Wheatland and Christopher Stephenson, Katherine Yellen, Kathleen Yellen

Under Negotiation: Price and Terms

**7.3** Conference with Real Property Negotiators (California Government Code Section 54956.8).

Property Address: Parcel Numbers #015-540-016 and #015-540-017

Agency Negotiators: Dane Schilling and Bill Zenoni

Negotiating Parties: City of Wheatland and Clinton, Kayla Waltz

Under Negotiation: Price and Terms

**7.4** Conference with Labor Negotiator (California Government Code Section 54957.6)

City Designated Representative: Bill Zenoni, City Manager.

Employee Organization: Wheatland Police Officers Association

**7.5** Public Employment (California Government Code Section 54957) Titles: Police Chief, City Manager, City Clerk

## **8. ADJOURN**

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](http://www.wheatland.ca.gov)

This institution is an equal opportunity provider, and employer.



# SPECIAL CITY COUNCIL MEETING Minutes

August 12, 2025, at 5:30 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

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## 1. OPENING MATTERS

### 1.1 Call to Order and Roll Call

Mayor Angela Teter called the meeting to order at 5:30 p.m.

#### PRESENT

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

#### OTHERS PRESENT:

- City Manager Bill Zenoni
- Deputy City Attorney, Gavin Ralphs
- City Engineer, Dane Schilling
- Interim Police Chief, Kirk Rekers
- Fire Chief, Art Paquette

**5:32 p.m.** the City Council meeting adjourned to Closed Session.

## 2. CLOSED SESSION

Public Employment (California Government Code Section 54957) Title: Police Chief

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.

**6:06 p.m.** the City Council reconvened the special City Council meeting, stating no reportable action.

**3. ADJOURN**

There being no further business, Mayor Angela Teter adjourned the meeting at 6:08 p.m.

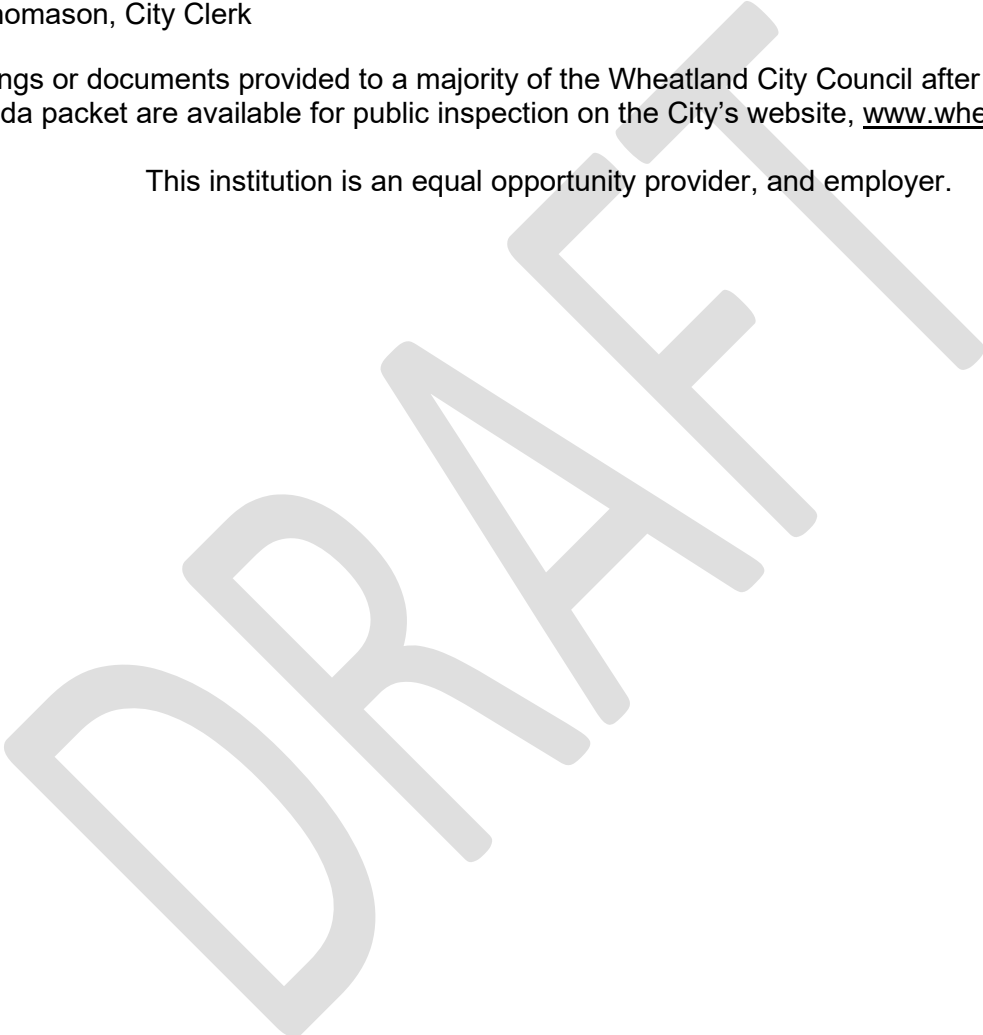
**ATTEST:**

\_\_\_\_\_  
Angela Teter, Mayor

\_\_\_\_\_  
Lisa J. Thomason, City Clerk

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# REGULAR CITY COUNCIL MEETING Minutes

August 12, 2025, at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

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## 1. OPENING MATTERS

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- 1.2 Pledge of Allegiance to the Flag

## 2. PUBLIC COMMENT

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Resident from 812 Keyser commented on ICE (Immigration and Customs Enforcement)

## 3. CONSENT CALENDAR

Motion was made by Council Member B. Abe, Seconded by Council Member Coe to **approve minutes from the July 8, 2025 regular City Council Meeting; Waive Second Reading and Adoption of Ordinance No. 502 Amending Section 18.60.060 of the Wheatland Municipal Code Relating to Animals and Animal Shelters and Consideration and Adoption on Resolution No. 37-25 Authorizing the Execution of an Agreement with Kird Rekers for Services as Wheatland Interim Police Chief.**

Motion made by Council Member Abe, Seconded by Council Member Coe.  
Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member Abe, Council Member Abe

- 3.1 Minutes from July 08, 2025, City Council Meeting
- 3.2 Waive Second Reading and Adoption of an Ordinance Amending Section 18.60.060 of the Wheatland Municipal Code Relating to Animals and Animal Shelters

3.3 Consideration and Adoption of Resolution Authorizing Execution of Agreement with Kirk Rekers for Interim Police Chief Services

4. PRESENTATIONS

Update on Wheatland Farmer's Market

Henry Gilbert presented council and audience members with an update on the Wheatland Farmer's Market.

5. REGULAR CALENDAR

5.1 Consideration and Adoption of Resolution Authorizing Expenditure of Pumpkin Farm Joint Admission Funds for Purchase of a Speed Hump and Participation in Sponsorship of 2025 National Pumpkin Weigh-Off

City Engineer Dane Schilling presented the staff report for consideration and adoption of a Resolution Authorizing Expenditure of Pumpkin Farm Joint Admission Funds for Purchase of a Speed Hump and Participation in Sponsorship of 2025 National Pumpkin Weigh-Off. Council discussed the possibility of installing temporary speed control devices including a speed hump on Main Street to slow traffic exiting the Bishop's Pumpkin Farm. The City Engineer researched temporary speed hump options. Staff is recommending the purchase of a rubber speed table (speed hump) and temporary warning signage (estimated cost of \$4,900) which will be installed on the east-bound lane of Main Street during the heavy traffic period of September/October. The National Pumpkin Weigh-Off was established more than 100 years ago. This event, which in past years was held in the cities of Elk Grove and Vacaville, was moved to the City of Wheatland for the first time in 2023. The City of Wheatland contributed \$10,000 to this local event in 2024. It has been requested that the City again participate with a \$10,000 sponsorship this year. By participating in the sponsorship of this event at the requested amount, the City of Wheatland will be designated as an event sponsor and the City's logo will be incorporated into all marketing materials. Most importantly, this event receives national as well as local recognition and highlights Wheatland as the host City.

Mayor Teter commented on the speed hump and a trial for noise and placement on road. Council Member B. Teter commented on the direction of the speed hump, cost and making it a permanent speed hump.

Council Member J. Abe commented on east bound traffic complaints, ongoing cost, noise and the renting process of the speed hump.

Vice Mayor McIntosh commented on safety of the speed hump for fire trucks and cost.

**PUBLIC COMMENT**

Pamela Walsh commented on the speed hump noise, a temporary stop sign and will this item be brought back to the City Council if it is determined the noise is too loud.

Chris Walsh commented on the speed hump and lead time.

Mike Crabb commented that the speed hump will be quiet.

Motion made by Council Member Abe, Seconded by Mayor Teter to **adopt Resolution No. 38-25 Authorizing the Expenditure of Pumpkin Farm Joint Admission Funds for the Purchase of a Speed Hump and Participation of the 2025 National Pumpkin Weigh Off.**

Voting Yea: Council Member Abe

Voting Nay: Vice Mayor McIntosh

Voting Abstaining: Council Member Coe

5.2 Consideration and Adoption of Resolution Awarding Construction Contract for the City of Wheatland 2025 Pavement Maintenance Project

City Engineer Dane Schilling presented the staff report for discussion and consideration to adopt a resolution authorizing the City Manager to award a construction contract to VSS International, Inc. for the City of Wheatland 2025 Pavement Maintenance Project. 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 provided a framework for the implementation 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 included in the 2025 Pavement Maintenance Project (“Project”) were identified. On June 10, 2025, the City Council adopted Resolution No. 21-25 which authorized the City Manager to advertise the City of Wheatland 2025 Pavement Maintenance Project for bids. Staff performed a detailed review of the apparent low bidder’s bid, insurance, license information, and other required documents returned with their bid, and no irregularities were found. Staff is recommending that the City Council award a construction contract to VSS International, Inc. of West Sacramento, California in the amount of \$262,000.00 for the 2025 Pavement Maintenance Project and authorize the City Manager to expend up to \$31,700.00 for unforeseen and additional costs that may arise during construction.

Council Member J. Abe commented on the time frame.  
Vice Mayor McIntosh commented on the project interfering with Bishop Pumpkin Farm traffic.

Motion made by Council Member B. Abe, Seconded by Council Member J. Abe to **approve Resolution No. 36-25 Authorizing the City Manager to Enter Into a Construction Contract with VSS, International, Inc. for City of Wheatland 2025 Pavement Maintenance Project in the amount of \$262,000.00 and Authorize the City Manager to Expend and Additional 31,700.00 for Additional and Unforeseen Costs That May Arise During Construction.**

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

5.3 Consideration and Adoption of Resolution Approving An Amended General Employees’ Association Memorandum of Understanding

City Manager Bill Zenoni presented the staff report for consideration and adoption of a resolution approving and amended General Employees’ Association Memorandum of Understanding. The City Manager and members of the General Employees’ Association have concluded negotiations and have agreed on an amended Memorandum of Understanding for City Council consideration. The proposed amendments include: two year term (July 1, 2025 to June 30, 2027), cost of living adjustment of 3% effective July 1, 2025 and 3% effective July 1, 2026, addition of Accounting Technician to positions authorized to receive bilingual incentive pay, increase in longevity incentive pay for employees with 20 years of service (from 2% to 5%), provision for requesting updated actuarial valuation from CalPERS during term of two-year agreement, increase in standby pay of \$5.00 per day, replace provision of daily laundered shirts for Public Works employees with provision of 6 shirts per year and increase annual boot allowance for Public Works employees from \$400 to \$500. d

Motion made by Council Member J. Abe, Seconded by Mayor Teter to **adopt Resolution No. 39-25 Approving and Amended General Employees’ Association Memorandum of Understanding.**

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

**6. REPORTS**

Fire Chief Paquette reported on the Explorer program car wash, the strike team at the Gifford Fire and the inspections for the First Street Senior Apartment Project.  
City Engineer Schilling reported on the six inch meter project.  
City Manager Zenoni reported the the Regional Sewer Project has been awarded \$75 million, the upcoming Bishop Pumpkin Farm meeting and rescheduling the General Plan Update Ad Hoc Committee meeting to September 2nd.  
Council Member Coe reported on the Economic Development Committee meeting.  
Vice Mayor McIntosh requested and update on the Highway 65 'dip'.

**7. ADJOURN**

There being no further business, Mayor Angela Teter adjourned the meeting at 6:50 p.m.

**ATTEST:**

\_\_\_\_\_  
Angela Teter, Mayor

\_\_\_\_\_  
Lisa J. Thomason, City Clerk

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# City Council Meeting Staff Report

Meeting Date: August 26,2025

**Subject:** Council Consideration to adopt Resolution No. 40-25 approving Parcel Map No. 2021-0004 located at 1973 State Route 65

**Prepared By:** Dane H. Schilling, City Engineer

**Recommendation:**

City Staff recommends the City Council adopt Resolution No. 40-25 (Attachment 1) approving Parcel Map No. 2021-0004 (Attachment 2) located at 1973 State Route 65.

**Discussion:**

The subject site is located on State Route 65 (D Street) north of Olive Street and alongside the railroad and is identified by Assessor’s Parcel Numbers (APNs) 015-260-004-000 (northern APN of 1.8-acres) and 015-273-001-000 (southern APN of 2.04-acres). It should be noted that although the subject site is identified by two APNs, the property is one parcel. The site is currently undeveloped, contains drainage course and scattered trees throughout the property.

On September 5, 2023, the Planning Commission held a public hearing and adopted four resolutions to approve the annexation into the City of Wheatland and pre-zoning of the 1.8-acre portion.

On November 14, 2023, the City Council adopted Resolution No. 41-23 approving the filing of an application for annexation with Yuba County LAFCo and pre-zoning for APN 015-260-004-000.

In September 2024, the annexation was recorded so that both the 2.04-acre southern parcel and the 1.8-acre northern parcel are within the City limits.

After the annexation a parcel map was prepared in accordance with Title 17, Chapter 17.07 of the Wheatland Municipal Code. The City Engineer has reviewed the parcel map for conformance with the prior approvals, Chapter 17.07 of the Wheatland Municipal Code and the Subdivision Map Act and recommends approval of the parcel map.

**Fiscal Impact:**

None

**Attachments:**

- 1. Resolution 40-25
- 2. Parcel Map No. 2021-0004, 1973 State Route 65

**RESOLUTION NO. 40-25****RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND  
APPROVING PARCEL MAP 2021-0004 LOCATED AT 1973 STATE ROUTE 65 (D STREET)**

**WHEREAS**, the Bains Family Trust (“Owner”) owns a single parcel of land identified by the County of Yuba as Assessor’s Parcel Numbers (APNs) 015-260-004-000 (northern APN consisting of 1.8-acres) and 015-273-001-000 (southern APN consisting of 2.04-acres); and

**WHEREAS**, on September 5, 2023, the Planning Commission held a public hearing and adopted four resolutions to approve the annexation of APN 015-260-004-000 (1.8-acres) into the City of Wheatland and approving the creation of a new parcel for future development; and

**WHEREAS**, on November 14, 2023, the City Council of the City of Wheatland adopted Resolution No. 41-23 which included approving the filing of an application for annexation of APN 015-260-004-000 with Yuba County LAFCo; and

**WHEREAS**, in September 2024, the annexation of APN 015-260-004-000 into the City of Wheatland was recorded by the Yuba County Recorder. Therefore, both APNs, the 2.04-acre southern APN and the 1.8-acre northern APN are currently located within the City of Wheatland; and

**WHEREAS**, the Owner has prepared and submitted Parcel Map 2021-0004 to the City of Wheatland in accordance with Title 17, Chapter 17.07 of the Wheatland Municipal Code which proposes to create a new parcel by recognizing both APNs as separate parcels; and

**WHEREAS**, the City Engineer has reviewed Parcel Map 2021-0004 for conformance with the prior Planning Commission and City Council approvals, Chapter 17.07 of the Wheatland Municipal Code and the Subdivision Map Act, and recommends approval of the parcel map.

**NOW, THEREFORE IT IS HEREBY RESOLVED, ORDERED AND FOUND** by the City Council of City of Wheatland, State of California, that Parcel Map 2021-0004 is approved and shall be recorded by the City Clerk.

**PASSED AND ADOPTED** by the City Council of City of Wheatland, State of California  
this 26<sup>th</sup> day of August 2025, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

\_\_\_\_\_  
Angela Teter, Mayor

ATTEST:

\_\_\_\_\_  
Lisa Thomason, City Clerk

OWNER'S STATEMENT

THIS UNDERSIGNED HEREBY STATES THAT THEY ARE THE OWNERS OF OR HAVE SOME RIGHT, TITLE OR INTEREST IN THE REAL PROPERTY INCLUDED WITHIN THIS SUBMISSION; THAT THEY HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY OFFER FOR DEDICATION AND DO HEREBY DEDICATE FOR SPECIFIC PURPOSES THE FOLLOWING:

- 1) 20' ACCESS EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SHOWN ON THIS MAP.

HARPREET SINGH BAINS AND TEJINDER BAINS, CO-TRUSTEES OF THE BAINS FAMILY REVOCABLE TRUST

BY: Harpreet Singh Bains DATE: 8/13/25
HARPREET SINGH BAINS

BY: Tejinder Bains DATE: 8/15/25
TEJINDER BAINS

SATINDER K. BAINS, AS TRUSTEE OF THE SATINDER K. BAINS REVOCABLE TRUST

BY: Satinder K. Bains DATE: 8/15/2025
SATINDER K. BAINS

NOTARY'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF Placer ON 8-15-2025 BEFORE ME, C. Dalton, Notary Public. DATE (INSERT NAME & TITLE OF OFFICER)

NOTARY PUBLIC PERSONALLY APPEARED Harpreet Singh Bains WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL C. Dalton SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Jan 12, 2028

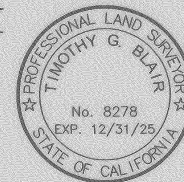
MY COMMISSION NUMBER: 2479370

CALIFORNIA CIVIL CODE 1189(a)(1) GOVERNMENT CODE 66436(c)

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF HARPREET S. BAINS IN APRIL, 2021. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY. ALL MONUMENTS SHOWN HEREON ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATE: 8/13/25



TIMOTHY G. BLAIR, P.L.S. #8278 REGISTRATION EXPIRES 12/31/25

CITY ENGINEER'S STATEMENT

I, DANE SCHILLING, CITY ENGINEER FOR THE CITY OF WHEATLAND, DO HEREBY STATE THAT I HAVE EXAMINED THIS THIS MAP OF "1973 STATE HIGHWAY 65", CITY OF WHEATLAND, STATE OF CALIFORNIA COMPRISING OF (3) SHEETS, AND FIND IT SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF; AND THAT ALL PROVISIONS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP HAVE BEEN COMPLIED WITH.

DATE: 8/15/2025



DANE H. SCHILLING CITY ENGINEER, CITY OF WHEATLAND RCE 56908

NOTARY'S ACKNOWLEDGEMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF CALIFORNIA COUNTY OF Placer ON 8-15-2025 BEFORE ME, C. Dalton, Notary Public. DATE (INSERT NAME & TITLE OF OFFICER)

NOTARY PUBLIC PERSONALLY APPEARED Tejinder Bains WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL C. Dalton SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Jan 12, 2028

MY COMMISSION NUMBER: 2479370

CALIFORNIA CIVIL CODE 1189(a)(1) GOVERNMENT CODE 66436(c)

PARCEL MAP NO. 2021-0004

1973 STATE HIGHWAY 65

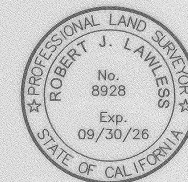
A PORTION OF THE NORTHEAST QUARTER OF SECTION 12 OF THE "JOHNSON RANCHO", CITY OF WHEATLAND, YUBA COUNTY, CALIFORNIA

AUGUST 2025 SURVEYORS GROUP, INC. 9001 FOOTHILLS BLVD., #170 ROSEVILLE, CALIFORNIA SHEET 1 OF 3

CITY SURVEYOR'S STATEMENT

I HEREBY STATE THAT I HAVE EXAMINED THIS PARCEL MAP OF "1973 STATE HIGHWAY 65" ON BEHALF OF THE CITY OF WHEATLAND AND AM SATISFIED THAT THE SURVEY DATA SHOWN ON THIS MAP IS TECHNICALLY CORRECT.

ROBERT J. LAWLESS CITY SURVEYOR, CITY OF WHEATLAND PLS 8928



DATE: 8/18/2025

CITY CLERK'S STATEMENT

I, LISA J. THOMASON, CITY CLERK FOR THE CITY OF WHEATLAND, COUNTY OF YUBA, HEREBY CERTIFY THAT THE CITY COUNCIL OF SAID CITY OF WHEATLAND HAS BY MOTION, DULY AND REGULARLY PASSED BY SAID COUNCIL ON THE DAY OF 2025 APPROVED THE WITHIN MAP OF "1973 STATE HIGHWAY 65" PARCEL MAP DATE,

LISA J. THOMASON, CITY CLERK CITY OF WHEATLAND, CA

COUNTY RECORDER'S STATEMENT

FILED THIS DAY OF 2025, AT O'CLOCK .M. IN BOOK OF MAPS, AT PAGE , AT THE REQUEST OF HARPREET SINGH BAINS.

DOCUMENT NO.

DONNA HILLEGAS YUBA COUNTY RECORDER

BY: DEPUTY FEE:

PARCEL MAP NO. 2021-0004

1973 STATE HIGHWAY 65

A PORTION OF THE NORTHEAST QUARTER OF SECTION 12 OF THE "JOHNSON RANCHO", CITY OF WHEATLAND, YUBA COUNTY, CALIFORNIA

AUGUST 2025

SURVEYORS GROUP, INC.

9001 FOOTHILLS BLVD., #170

ROSEVILLE, CALIFORNIA

SHEET 2 OF 3

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STATE OF CALIFORNIA Placer  
COUNTY OF

ON 8-15-2025 BEFORE ME, C. Dalton, Notary Public  
DATE (INSERT NAME & TITLE OF OFFICER)

NOTARY PUBLIC PERSONALLY APPEARED Satinder K. Bains  
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGE TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL

[Signature] C. Dalton  
SIGNATURE PRINTED NAME

MY PRINCIPAL PLACE OF BUSINESS IS Placer COUNTY

MY COMMISSION EXPIRES: Jan 12, 2028

MY COMMISSION NUMBER: 2479370

CALIFORNIA CIVIL CODE 1189(a)(1)  
GOVERNMENT CODE 66436(c)

RIGHT TO FARM STATEMENT

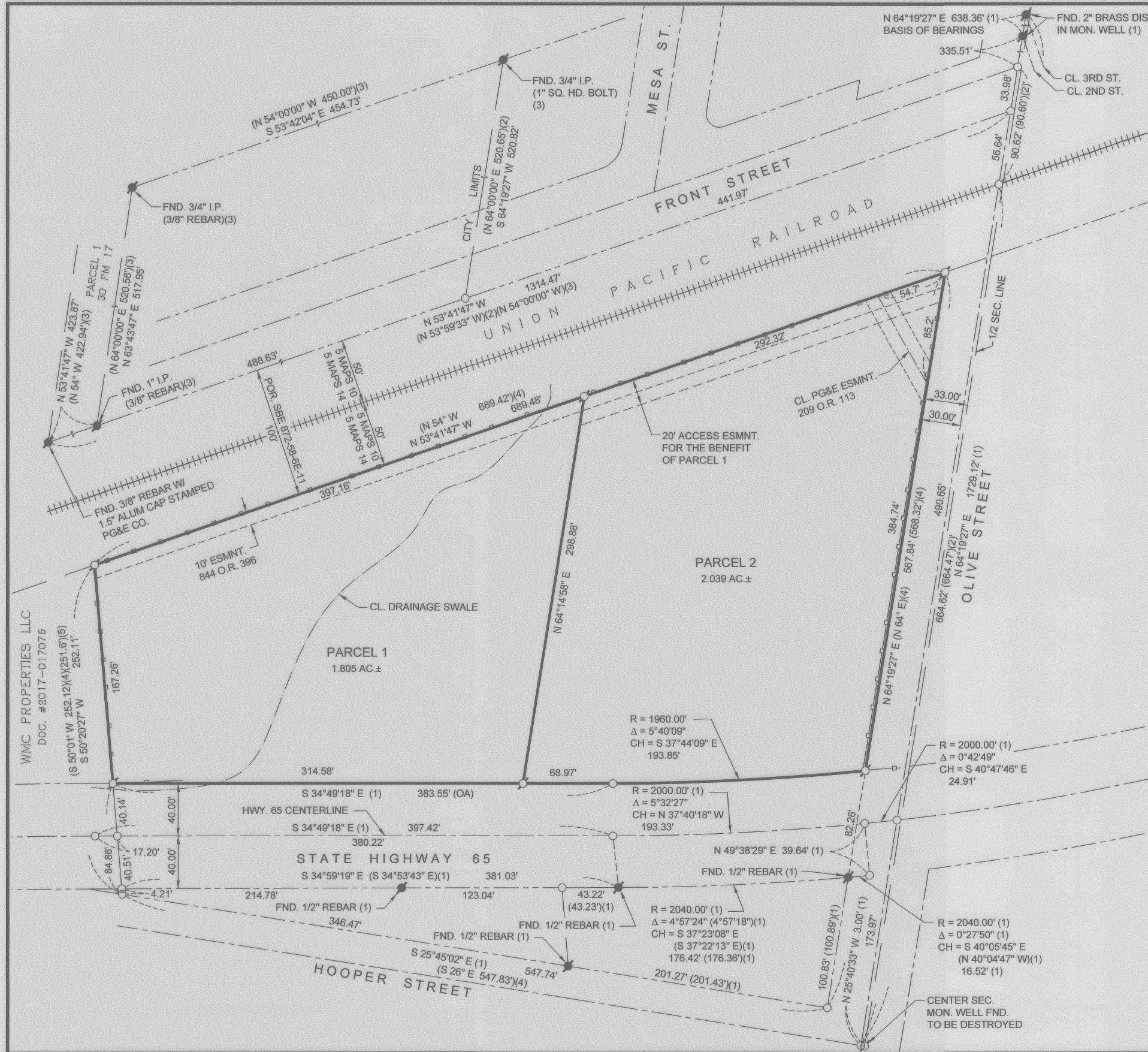
IT IS THE DECLARED POLICY OF THE CITY OF WHEATLAND TO CONSERVE, ENHANCE AND ENCOURAGE AGRICULTURAL OPERATIONS WITHIN THE COUNTY. RESIDENTS OF PROPERTY ON OR NEAR AGRICULTURAL LAND SHOULD BE PREPARED TO ACCEPT THE INCONVENIENCES AND DISCOMFORT ASSOCIATED WITH AGRICULTURAL OPERATIONS, INCLUDING, BUT NOT NECESSARILY LIMITED TO: NOISE, ODORS, FUMES, DUST, SMOKE, INSECTS, OPERATION OF MACHINERY (INCLUDING AIRCRAFT) DURING ANY 24 HOUR PERIOD, STORAGE AND DISPOSAL OF MANURE, AND THE APPLICATION OF SPRAYING OR OTHERWISE OF CHEMICAL FERTILIZERS, SOIL AMENDMENTS, HERBICIDES AND PESTICIDES, CONSISTENT WITH THIS POLICY, CALIFORNIA CIVIL CODE SECTION 3482.5 PROVIDES THAT NO AGRICULTURAL OPERATION, AS DEFINED AND LIMITED BY THAT SECTION, CONDUCTED AND MAINTAINED FOR COMMERCIAL PURPOSES, AND IN A MANNER CONSISTENT WITH PROPER AND ACCEPTED CUSTOMS AND STANDARDS, AS ESTABLISHED AND FOLLOWED BY SIMILAR AGRICULTURAL OPERATIONS IN THE SAME LOCALITY, SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, DUE TO ANY CHANGED CONDITION IN OR ABOUT THE LOCALITY, AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN THREE YEARS IF IT WAS NOT A NUISANCE AT THE TIME IT BEGAN.

STATEMENT OF TAX STATUS

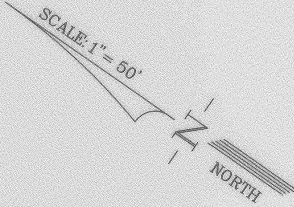
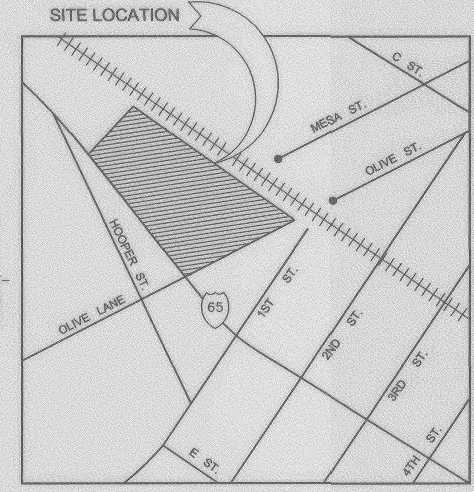
THIS IS TO CERTIFY IN ACCORDANCE WITH SECTIONS 66492 AND 66493 OF THE GOVERNMENT CODE (SUBDIVISION MAP ACT) THAT THE RECORDS OF MY OFFICE SHOW THAT THERE ARE NO LIENS FOR UNPAID TAXES OR SPECIAL ASSESSMENT.

ASSESSORS PARCEL NUMBERS: 015-273-001 & 015-260-004

Jolie Turk  
YUBA COUNTY  
TREASURER AND TAX COLLECTOR



PARCEL MAP NO. 2021-0004  
**1973 STATE HIGHWAY 65**  
 A PORTION OF THE NORTHEAST  
 QUARTER OF SECTION 12 OF THE "JOHNSON RANCHO",  
 CITY OF WHEATLAND, YUBA COUNTY, CALIFORNIA  
 AUGUST 2025  
 SURVEYORS GROUP, INC.  
 9001 FOOTHILLS BLVD., #170  
 ROSEVILLE, CALIFORNIA  
 SHEET 3 OF 3



**BASIS OF BEARINGS:**  
 THE BASIS OF BEARING OF THIS MAP IS IDENTICAL TO THAT OF CERTAIN RECORD OF SURVEY 99-08, FILED IN BOOK 72 OF SURVEYS, AT PAGE 27, YUBA COUNTY OFFICIAL RECORDS, AS ESTABLISHED BETWEEN MONUMENTS SHOWN AS FOUND ALONG THE CENTERLINE OF OLIVE STREET. THE BEARING OF SAID CENTER LINE IS N64°19'27"E.

- LEGEND:**
- - FND. MONUMENT AS NOTED
  - - SET 1" IRON PIPE W/ALUMINUM CAP STAMPED PLS 8278
  - - DIMENSION POINT, NOTHING FND. NOTHING SET
  - - FENCE LINE
  - AC. - ACRES
  - CL. - CENTERLINE
  - ESMNT. - EASEMENT
  - FND. - FOUND
  - HD. - HEAD
  - HWY. - HIGHWAY
  - I.P. - IRON PIPE
  - MON. - MONUMENT
  - OA - OVERALL
  - O.R. - OFFICIAL RECORD
  - PM - PARCEL MAPS
  - SEC. - SECTION
  - SQ. - SQUARE
  - ST. - STREET
- (1) - 72 ROS 27  
 (2) - 53 PM 7  
 (3) - 30 PM 17  
 (4) - DOC. #2009-007633  
 (5) - DOC. #2017-017076

WMC PROPERTIES LLC  
 DOC. #2017-017076

CENTER SEC.  
 MON. WELL FND.  
 TO BE DESTROYED



# City Council Meeting Staff Report

Meeting Date: August 26, 2025

**Subject:** Consideration and Adoption of Resolution Authorizing Execution of Amendment #4 to the Agreement with The Hatamiya Group for Economic Development Consulting Services

**Prepared By:** Bill Zenoni, City Manager

**Recommendation:** Staff recommends that the Wheatland City Council consider adoption of a resolution authorizing execution of Amendment #4 to the agreement with The Hatamiya Group for economic development consulting services for the 2025-26 fiscal year

**Discussion:** In October 2019, Applied Development Economics (ADE) was awarded a contract to complete the Wheatland Business Park Feasibility Study (the Employment Zone Feasibility Study) funded by a grant from SACOG. Lon Hatamiya, a sub-consultant of ADE, was actively involved in the project. That project opened the door for ongoing work with Beale Air Force Base, Yuba Water Agency, property owners and other potential partners to establish a University Affiliated Research Center (UARC) in Wheatland at a location within the Employment Zone study area which will launch the growth of technical business investment in the community.

The City has contracted directly with The Hatamiya Group since July 2021. Mr. Hatamiya and his staff have been extremely helpful in the City’s efforts to promote a working partnership between the City of Wheatland and Beale Air Force Base, in the establishment of the Yuba Applied Research Center and also to promote the critical need for the Beale Expressway and the eventual Wheatland Bypass projects. Lon Hatamiya has, on the City’s behalf, pursued federal and state funding opportunities and has attended numerous meetings with City staff to promote the needs of and potential economic benefits offered by this community. Staff is recommending that the City continue to utilize the services of The Hatamiya Group during the 2025-26 fiscal year. The proposed Scope of Work includes, but is not limited to, the following:

Consultants will prepare an ongoing analysis that highlights strategies and facilitates economic development opportunities under the following specific tasks.

**TASK 1: CONTINUED DEVELOPMENT AND CREATION OF AN OFF-BASE COORDINATING AUTHORITY/ENTITY BETWEEN BEALE AIR FORCE BASE, THE YUBA WATER AGENCY, THE UNIVERSITY OF CALIFORNIA SYSTEM, AND THE CITY OF WHEATLAND WITH A FOCUS ON THE FURTHER DEVELOPMENT OF THE YUBA APPLIED RESEARCH CENTER (“YARC”) IN THE CITY OF WHEATLAND**

Consultants will continue to facilitate the development of an off-base entity/coordinating authority through a combined effort of networking with the United States Air Force, United States Space Force, the Department of Defense, and the Memorandum of Understandings (“MOU’s”) between UC CITRIS and UC Davis, the Yuba Water Agency, the City of Wheatland, and any and all interested parties. This effort will include the possible development of an off-base research facility located upon the AKT property at Jasper Lane and Spenceville Road. We will also pursue additional MOU’s with Scripps Institute,

California Polytechnic State University, San Luis Obispo (Cal Poly), and other academic and research institutions.

Deliverable: Build upon the MOU's and creation of the 501(C)(3) overseeing the development of the YARC within the City of Wheatland that will facilitate of an off-base joint research center and resulting future economic development opportunities. In addition, Consultant(s) will continue discussion with the USAF, USSF, NASA, NOAA, Lawrence Livermore National Laboratory, and appropriate defense and federal contractors to site collaborative activities, labs, and/or offices at the YARC upon its completion. Moreover, Consultants will identify appropriate federal, state, local and philanthropic funding options to expedite planning and construction of the YARC.

**TASK 2: FACILITATE, DEVELOP, AND ASSIST WITH COORDINATING A STRATEGY FOR THE FUNDING OF THE WHEATLAND BYPASS HIGHWAY PROJECT WITH APPROPRIATE FEDERAL, STATE, AND LOCAL ENTITIES AND PARTNERS.**

Consultants will continue to facilitate, develop, and assist in coordinating a strategy for potential funding of the Wheatland Bypass highway project. This effort will include communicating with appropriate federal, state, and local entities and partners to determine the best pathway to completion. It will also include continued coordination with local property owners and the City of Wheatland.

Deliverable: Develop a strategy to expedite the funding and completion of the Wheatland Bypass highway project. Identify appropriate federal and state funding options to expedite planning. Coordinate communications among interested parties.

Mr. Hatamiya will be in attendance at the August 26<sup>th</sup> City Council meeting and will provide an update on his recent activities in support of the City of Wheatland and will also discuss the support activities planned for the coming year.

**Fiscal Impact:** The cost of the proposed contract amendment is for an amount not-to-exceed \$25,000 to be funded from the Economic Development Fund. Funding for these services is included in the Fiscal Year 2025-26 adopted budget.

**Attachments:**

- 1. Resolution
- 2. Contract Amendment #4
- 3. Proposal – September 2025 to August 2026

**WHEATLAND CITY COUNCIL  
RESOLUTION NO. XX-25**

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WHEATLAND  
AUTHORIZING THE EXECUTION OF AMENDMENT #4 TO THE AGREEMENT WITH  
THE HATAMIYA GROUP FOR ECONOMIC DEVELOPMENT CONSULTING SERVICES**

**WHEREAS**, the City Council, on July 13, 2021, approved an agreement with The Hatamiya Group (“Consultant”) to assist with the pursuit of economic development opportunities identified in the June 30, 2021 Wheatland Employment Zone Feasibility Study (“Agreement”); and

**WHEREAS**, the City Council, on August 23, 2022, approved Amendment #1 to the Agreement with Consultant to extend Consultant’s services to the City for the period of August 1, 2022 to July 31, 2023; and

**WHEREAS**, the City Council, on August 22, 2023, approved Amendment #2 to the Agreement with Consultant to extend Consultant’s services for the period of August 23, 2023, to August 31, 2024; and

**WHEREAS**, the City Council, on August 27, 2024, approved Amendment #3 to the Agreement with Consultant to extend Consultant’s services for the period of September 1, 2024, to August 31, 2025; and

**WHEREAS**, Amendment #3 is set to expire and the City Council wishes to further amend the Agreement with Consultant to extend Consultant’s services for an additional twelve-month period, through August 31, 2026.

**NOW, THEREFORE, BE IT RESOLVED AND DETERMINED** by the City Council of the City of Wheatland that:

- A. The foregoing recitals are true and correct.
- B. The City Council of the City of Wheatland hereby authorizes the City Manager to execute Amendment #4 to the Agreement between the City of Wheatland and The Hatamiya Group, as specified in Exhibit A and attached hereto.

**PASSED AND ADOPTED** by the City Council of City of Wheatland on this 26<sup>th</sup> day of August 2025, by the following vote:

AYES:  
NOES:  
ABSTAIN:  
ABSENT:

APPROVED:

\_\_\_\_\_  
Angela Teter, Mayor

ATTEST:

\_\_\_\_\_  
Lisa Thomason, City Clerk

**AMENDMENT #4 TO THE AGREEMENT BETWEEN  
THE CITY OF WHEATLAND AND THE HATAMIYA GROUP FOR ECONOMIC  
DEVELOPMENT SERVICES**

**THIS FOURTH AMENDMENT TO THE AGREEMENT WITH THE  
HATAMIYA GROUP (“AMENDMENT #4”)** is made and entered into effective August 26, 2025, by and between the **CITY OF WHEATLAND (“CITY”)** and **THE HATAMIYA GROUP (“CONSULTANT”)**, and is based on the Recitals and matters set forth herein.

**RECITALS**

- A. **CITY** approved a Professional Services Agreement with **CONSULTANT** for economic development support services during FY 2021-2022 that expired July 12, 2022 (“**ORIGINAL AGREEMENT**”).
- B. **CITY** approved Amendment #1 to the **ORIGINAL AGREEMENT** on August 23, 2022, for **CONSULTANT** to continue to provide such services for the period of August 1, 2022, to July 31, 2023 (“**AMENDMENT #1**”).
- C. **CITY** approved Amendment #2 to the **ORIGINAL AGREEMENT** on August 22, 2023, for **CONSULTANT** to continue to provide such services for the period of August 23, 2023, to August 31, 2024 (“**AMENDMENT #2**”).
- D. **CITY** approved Amendment #3 to the **ORIGINAL AGREEMENT** on August 27, 2024, for **CONSULTANT** to continue to provide such services for the period of September 1, 2024, to August 31, 2025 (“**AMENDMENT #3**”).
- E. In consideration of the good and valuable services **CONSULTANT** has performed for **CITY**, and **CITY**'s desire for **CONSULTANT** to continue to perform such services for **CITY**, **CITY** and **CONSULTANT** now desire to amend the **ORIGINAL AGREEMENT** to include the additional provisions stated below.
- F. Collectively, the **ORIGINAL AGREEMENT**, **AMENDMENT #1**, **AMENDMENT #2**, **AMENDMENT #3** and this **AMENDMENT #4** will be referred to hereafter as the (“**AGREEMENT**”) and will constitute the entire understanding and agreement of the parties.

**IN CONSIDERATION** of the mutual covenants contained herein and for good and valuable consideration, the **CITY** and **CONSULTANT** agree as follows:

**SECTION 1  
Amendment to Paragraphs 2 and 3**

Paragraph 2 of the **AGREEMENT** is hereby amended to read as follows:

2. **Payment.** CITY shall pay **CONSULTANT** a monthly fee as outlined in Exhibit A of this **AMENDMENT #4**, attached hereto. CITY shall pay **CONSULTANT** no more than \$25,000 for the work **CONSULTANT** is to complete between September 1, 2025, and August 31, 2026. The total compensation paid by **CITY** to **CONSULTANT** under the **AGREEMENT** shall not exceed \$130,000 (**ORIGINAL AGREEMENT**-\$30,000; **AMENDMENT #1**-\$25,000; **AMENDMENT #2**-\$25,000; **AMENDMENT #3**-\$25,000; **AMENDMENT #4** - \$25,000).

Paragraph 3 of the **AGREEMENT** is hereby amended to read as follows:

3. **Term.** This Agreement shall remain in effect until August 31, 2026.

Except as specifically modified by the terms of **AMENDMENT #1**, **AMENDMENT #2**, **AMENDMENT #3** or this **AMENDMENT #4**, the provisions of the **ORIGINAL AGREEMENT** are unchanged and remain in full force and effect.

**IN WITNESS WHEREOF**, the parties have executed this **AMENDMENT #4** on the date set forth below.

Dated: \_\_\_\_\_  
Lon Hatamiya, Consultant

Dated: \_\_\_\_\_  
Bill Zenoni, City Manager

ATTEST:

\_\_\_\_\_  
Lisa Thomason, City Clerk

**MEMORANDUM**

To: Bill Zenoni, City Manager, City of Wheatland, California

From: Lon Hatamiya, President and CEO, The Hatamiya Group

Date: August 14, 2025

Re: Proposal for Continued Economic Development Consulting – September 2025 to August 2026

On behalf of the Hatamiya Group, including subcontractors Applied Development Economics and Two Blue Aces (collectively “Consultants”), we are pleased to submit the following proposal to continue our work on economic development strategies for the City of Wheatland.

**SCOPE OF WORK**

Consultants will prepare an ongoing analysis that highlights strategies and facilitates economic development opportunities under the following specific Tasks.

**TASK 1: CONTINUED DEVELOPMENT AND CREATION OF AN OFF-BASE COORDINATING AUTHORITY/ENTITY BETWEEN BEALE AIR FORCE BASE, THE YUBA WATER AGENCY, THE UNIVERSITY OF CALIFORNIA SYSTEM, AND THE CITY OF WHEATLAND WITH A FOCUS ON THE FURTHER DEVELOPMENT OF THE YUBA APPLIED RESEARCH CENTER (“YARC”) IN THE CITY OF WHEATLAND**

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Deliverable: Build upon the MOU’s and creation of the 501(C)(3) overseeing the development of the YARC within the City of Wheatland that will facilitate of an off-base joint research center and resulting future economic development opportunities. In addition, Consultant(s) will continue discussion with the USAF, USSF, NASA, NOAA, Lawrence Livermore National Laboratory, and appropriate defense and federal contractors to site collaborative activities, labs, and/or offices at the YARC upon its completion. Moreover, Consultants will identify appropriate federal, state, local and philanthropic funding options to expedite planning and construction of the YARC.

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Deliverable: Develop a strategy to expedite the funding and completion of the Wheatland Bypass highway project. Identify appropriate federal and state funding options to expedite planning. Coordinate communications among interested parties.

**BUDGET AND SCHEDULE**

Consultants propose a fee not to exceed \$25,000 for twelve months beginning in September 2025 and ending in August 2026. Consultants will make every reasonable effort to perform the assignment in a cost-effective manner and will bill on a monthly basis at a rate of \$200/hour. The specific scope of work will be agreed to in regular collaboration and approval of the City Manager.