

Gridley City Council – Regular Meeting Agenda

Monday, October 17, 2022; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”

The Public is encouraged to attend and participate in person. Comments from the public on agenda items will be accepted until 4 pm on October 17th, 2022, via email to csantana@gridley.ca.us or via the payment/document drop box at Gridley City Hall and will be conveyed to the Council for consideration.

You may view using the following link, ID, and passcode:

<https://us06web.zoom.us/j/83248125153?pwd=R3N2emhkWEtjL1N4OWczMmduaEswZz09>

Passcode: 955483

Webinar ID: 832 4812 5153

To make a public comment during the Community Participation Forum or during the public portion of any agenda item, use the ‘raise hand’ feature and you will be called on when it’s your turn to speak.

CALL TO ORDER - Mayor Johnson

ROLL CALL

PLEDGE OF ALLEGIANCE – Councilmember Sanchez

INVOCATION – Reverend David Henry, Gridley First Baptist Church

PROCLAMATION – None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES – None

COMMUNITY PARTICIPATION FORUM - *Members of the public may address the City Council on matters not listed on the agenda. The City Council may not discuss nor take action on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.*

CONSENT AGENDA

1. City Council Minutes Dated October 3rd, 2022
2. Second Reading and Adoption by Title Only of Ordinance 842-2022: Pre-zone RZ 1-22; An Ordinance of the City Council of the City of Gridley to Pre-Zone Approximately 15.5 acres to Single Family Residential District (R-1) Located on the East Side of West Biggs Gridley Road.

(APN 022-210-025, 022-210-045, 022-210-044, 022-210-060, 022-210-073, 022-210-091, 022-210-090, 022-210-072)

ITEMS FOR CONSIDERATION

- 3. Resolution No. 2022-R-038; A Resolution of the City of Gridley Authorizing an Application for the Infill Infrastructure Grant Program (IIG)
- 4. Downtown Gridley Tree Trimming and Shaping Proposals
- 5. Review and Consideration of a Broadband Feasibility Study Proposal for the City of Gridley, Submitted by the North State Planning & Development Collective at CSU Chico

CITY STAFF AND COUNCIL COMMITTEE REPORTS - *Brief updates from City staff and brief reports on conferences, seminars, and meetings attended by the Mayor and City Council members, if any.*

CITY ADMINISTRATOR REPORTS - *Brief updates and reports on conferences, seminars, and meetings attended by the City Administrator, if any.*

POTENTIAL FUTURE CITY COUNCIL ITEMS - *(Appearing on the Agenda within 30-90 days):*

Treasurer’s Report FYE 21-22	11/7/2022
Expenditure Report 9/22, 10/22	11/7/2022

CLOSED SESSION – None

ADJOURNMENT – adjourning to a Regular meeting on November 7th, 2022.

NOTE 1: POSTING OF AGENDA- This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m., October 14th, 2022. This agenda along with all attachments is available for public viewing online at www.gridley.ca.us and at the Administration Counter in City Hall, 685 Kentucky Street, Gridley, CA.

NOTE 2: REGARDING UNSCHEDULED MATTERS – In accordance with state law, it shall be the policy of this Council that no action shall be taken on any item presented during the public forum or on unscheduled matters unless the Council, by majority vote, determines that an emergency situation exists, or, unless the Council by a two-thirds vote finds that the need to take action arose subsequent to the posting of this agenda.

Gridley City Council – Regular Meeting Minutes

Monday, October 3, 2022; 6:00 pm
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

“Our purpose is to continuously enhance our community’s vitality and overall quality of life. We are committed to providing high quality, cost-effective municipal services and forming productive partnerships with our residents and regional organizations. We collectively develop, share, and are guided by a clear vision, values, and meaningful objectives.”

CALL TO ORDER

Mayor Johnson called the meeting to order at 6:00 pm.

ROLL CALL

Councilmembers

Present: Johnson, Farr, Calderon

Absent: Sanchez, Torres

Arriving after roll call: None

Staff Present:

Cliff Wagner, City Administrator

Tony Galyean, City Attorney

Rodney Harr, Chief of Police

Donna Decker, City Planner

Ross Pippitt, Public Works Director

PLEDGE OF ALLEGIANCE

Mayor Johnson led the Pledge of Allegiance.

INVOCATION

Invocation provided by Bishop Josh McLean, of the Church of Jesus Christ of the Latter-day Saints.

PROCLAMATION – None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES – None

COMMUNITY PARTICIPATION FORUM - *Members of the public may address the City Council on matters not listed on the agenda. The City Council may not discuss nor take action on any community participation item brought forward by a member of the community. Comments are requested to be limited to three (3) minutes.*

CONSENT AGENDA

1. City Council Minutes Dated September 16th, 19th, 26th, 2022

2. Appraisal of the property located in the Gridley Industrial Park Complex; TSM 2-22. (APN 021-240-027, 021-270-042)
3. Second Reading and Adoption by Title Only of Ordinance 840-2022: An Ordinance to Rezone Approximately 8.49 Acres from Residential Suburban (R-S) to Single Family Residential District (R-1) for a Proposed Density of 5.41 du/ac Located on the West Side of Randolph Avenue at the Terminus of Laurel Street. (APN 010-270-076)

Motion to approve consent agenda was made by Councilmember Calderon, seconded by Vice Mayor Farr.

ROLL CALL VOTE:

Ayes: Johnson, Farr, Calderon

Motion passed, 3-0

ITEMS FOR CONSIDERATION

4. Resolution No. 2022-R-036: A Resolution of the City Council of the City of Gridley Authorizing the Gridley Fire Department to Receive a Rural Fire Capacity Grant

Fire Chief, Sean Norman, requested approval to receive a Rural Fire Capacity Grant that provides help to the Gridley Fire Department to provide clean safety gear for all their firefighters.

Motion to approve was made by Vice Mayor Farr, seconded by Councilmember Calderon.

ROLL CALL VOTE:

Ayes: Johnson, Farr, Calderon

Motion passed, 3-0

5. Consideration to Pursue Negotiations with Butte County on its Interest to Acquire a Parcel in the Industrial Park

Planning Director, Donna Decker, explained the staff report and requested guidance from Council on whether or not the City should pursue negotiations with Butte County regarding a possible land swap that would be beneficial to both parties. Council directed Donna to continue with negotiations.

6. First Reading by Title Only of Ordinance 842-2022: Pre-zone RZ 1-22; An Ordinance of the City Council of the City of Gridley to Pre-Zone Approximately 15.5 acres to Single Family Residential District (R-1) Located on the East Side of West Biggs Gridley Road. (APN 022-210-025, 022-210-045, 022-210-044, 022-210-060, 022-210-073, 022-210-091, 022-210-090, 022-210-072)

Donna Decker introduced the first reading of Ordinance 842-2022 by reading of title only to pre-zone approximately 15.5 acres to R-1.

Pat Coghlan expressed his concerns about possible increased traffic to Vermont St. in the future. After brief public discussion, Council accepted the first reading.

7. Resolution No. 2022-R-037: The Successor Agency of the City of Gridley Confirming the Issuance of Refunding Bonds, Approving Private Placement Method of Sale, and Providing for Other Matters Relating Thereto

Bill Fawell and Mike Cavanaugh explained in detail the refinancing process and the outcome their financing team has reached. Motion to accept the information and approve Resolution No. 2022-R-037 was made by Vice Mayor Farr, seconded by Councilmember Calderon.

ROLL CALL VOTE:

Ayes: Johnson, Farr, Calderon

Motion passed, 3-0

8. Sludge Pilot Study-Phase II

City Engineer, Dave Harden, gave a 6-month update on the Sludge Pilot Study and requested the study be extended another 6 months to a Phase II. Motion to approve was made by Councilmember Calderon, seconded by Vice Mayor Farr.

ROLL CALL VOTE:

Ayes: Johnson, Farr, Calderon

Motion passed, 3-0

9. Authorization to Purchase 2023 Ford Explorer Police Interceptor and Upfitting

Police Chief Harr requested that Council approve the purchase of vehicle for Gridley Police Department use. Motion to approve was made by Councilmember Calderon, seconded by Vice Mayor Farr.

ROLL CALL VOTE:

Ayes: Johnson, Farr, Calderon

Motion passed, 3-0

10. Resolution No. 2022-R-038: A Resolution of The City Council of The City of Gridley Approving the Attestation of Veracity of the 2021 Power Source Disclosure Report, the 2021 Power Content Label and Submission of The Report to The California Energy Commission

City Administrator Wagner explained to Council that this item was an update to the previously approved 2021 Power Source Disclosure Report at the August 1st council meeting, to include the 2021 Power Content Label. Motion to approve was made by Vice Mayor Farr, seconded by Councilmember Calderon.

ROLL CALL VOTE:

Ayes: Johnson, Farr, Calderon

Motion passed, 3-0

CITY STAFF AND COUNCIL COMMITTEE REPORTS – None

CITY ADMINISTRATOR REPORTS - None

POTENTIAL FUTURE CITY COUNCIL ITEMS - (Appearing on the Agenda within 30-90 days):

Treasurer's Report FYE 21-22	10/17/2022
Broadband Feasible Study	10/17/2022

CLOSED SESSION –

11. Closed Session Discussion with Legal Counsel to Discuss Existing Litigation Pursuant to Government Code 54956.9 – Michael Libby Vs. City of Gridley, Et Al, United States District Court for Eastern District of California, Case No. 2:21-CV-00017-JAM-AC

12. Closed Session Discussion with Legal Counsel to Discuss Existing Litigation Pursuant to Government Code 54956.9 – Alexandra Tacalo and Jesus Ramon Gonzalez vs. City of Gridley & Anthony Lara. Butte. County Superior Court, Case No. 22CV00218

Council went into closed session at 7:45 pm and came out at 7:53 pm with no reportable action.

ADJOURNMENT

With no items left to discuss, Mayor Johnson adjourned to the next regular meeting on October 17th, 2022.

Cliff Wagner, City Administrator

City Council Item #2
Staff Report

Date: October 17, 2022
To: Mayor and City Council Members
From: Donna Decker, Planning Department

X	Regular
	Special
	Closed
	Emergency

Subject: Ordinance 842-2022 Second reading and adoption of an ordinance of the City Council of the City of Gridley to pre-zone approximately 15.5 acres to Single-Family Residential District (R-1) located on the east side of West Biggs Gridley Road. (APN 022-210-025, 022-210-045, 022-210-044, 022-210-060, 022-210-073, 022-210-091, 022-210-090, 022-210-072)

Recommendation

Staff respectfully requests the City Council adopt Ordinance No. 842-2022, by reading of title only.

Discussion

On October 3, 2022, the City Council considered the first reading of Ordinance 842-2022 to prezone the parcels located adjacent to the Bernard lands being subdivided and annexed into the city. The proposed prezone is a result of the request by the Butte County Local Agency Formation Commission (LAFCo). LAFCo advised the city that the lands should be pre-zoned to be consistent with the General Plan land use designation prior to its hearing for the Chandler Park Subdivision. If the pre-zone is not accomplished prior to the LAFCo hearing, the project will be conditioned by LAFCo to do so. This action will streamline the annexation process.

The Bernard annexation surrounds approximately 15.5 acres of land creating an island. LAFCo has the ability to annex all of the lands and intends to do so to ensure an island is not created; therefore, the proposed pre-zone for all eight parcels is presented to the City Council for final action and adoption of Ordinance 842-2022.

Public Notice

A notice was advertised in the Gridley Herald, posted at City Hall, made available at the Administration public counter, and placed on the city website for review.

Environmental Review

The proposed pre-zone relies upon the analysis within the 2030 General Plan defining the area as Residential, Medium Density. The pre-zone is consistent with the 2030 FEIR and no additional environmental impacts are significant with this action.

Fiscal Impact

There is no fiscal impact other than the costs for city staff and consultants.

Compliance with City Council Strategic Plan or Budget Goals

The city is committed to provide the highest possible transparency regarding all planning processes.

Attachment

Ordinance 842-2022 Second Reading

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GRIDLEY TO PRE-ZONE AN APPROXIMATELY 15.5 ACRES TO SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) LOCATED ON THE EAST SIDE OF WEST BIGGS GRIDLEY ROAD. (APN 022-210-025, 022-210-045, 022-210-044, 022-210-060, 022-210-073, 022-210-091, 022-210-090, 022-210-072)

WHEREAS, the Butte County Local Agency Formation Commission (LAFCo) is processing an annexation application for the Bernard Property, said project entitled, Chandler Park Subdivision; and,

WHEREAS, the process included a request by one or more property owners adjacent to the subject project to be included in the annexation of the Bernard property creating an island of county property within the lands considered for annexation; and,

WHEREAS, LAFCo has determined that the process requires the lands to be pre-zoned by the city of Gridley prior to an annexation decision by the residing board of LAFCo; and,

WHEREAS, the General Plan land use designation has been established on the area considered for annexation as Residential, Medium Density in accordance with the adopted 2030 General Plan; and,

WHEREAS, a pre-zone of the property from the county zoning designation to the city of Gridley zoning designation, Single-Family Residential (R-1) is consistent with the General Plan land use designation; and,

WHEREAS, the City Council duly introduced Ordinance 842-2022 by reading of title only at a regular meeting of the City Council held on October 3, 2022; and,

WHEREAS, the City Council of the City of Gridley ordains as follows:

SECTION 1: The City Council finds that the pre-zone of Assessor Parcel Numbers 022-210-025, 022-210-045, 022-210-044, 022-210-060, 022-210-073, 022-210-091, 022-210-090, 022-210-072 is consistent with the 2030 General Plan.

SECTION 2: The City Council of the City of Gridley approves the pre-zone of Assessor Parcel Numbers 022-210-025, 022-210-045, 022-210-044, 022-210-060, 022-210-073, 022-210-091, 022-210-090, 022-210-072 to 15.5-acres Single Family Residential District (R-1).

SECTION 3: The Zoning Map of the City of Gridley on file with the City Clerk, designating and dividing the City into zoning districts, is hereby amended, in accordance with the herein description and Exhibit A.

SECTION 4: This ordinance shall be effective thirty (30) days from the date of the second reading of the ordinance.

I HEREBY CERTIFY that the foregoing resolution for the property pre-zone of the assessor parcel numbers as noted in Sections 1-4 and as shown on Exhibit A was duly introduced by reading of title only at the regular City Council meeting of the City of Gridley held on the 3rd day of October, 2022, with the second reading by title only at the regular City Council meeting of the City of Gridley on October 17, 2022, adopted by the following vote:

AYES: COUNCIL MEMBERS _____

NOES: COUNCIL MEMBERS _____

ABSTAIN: COUNCIL MEMBERS _____

ABSENT: COUNCIL MEMBERS _____

ATTEST:

APPROVE:

Cliff Wagner, City Clerk

Bruce Johnson, Mayor

APPROVED AS TO FORM:

Anthony Galyean, City Attorney

EXHIBIT A

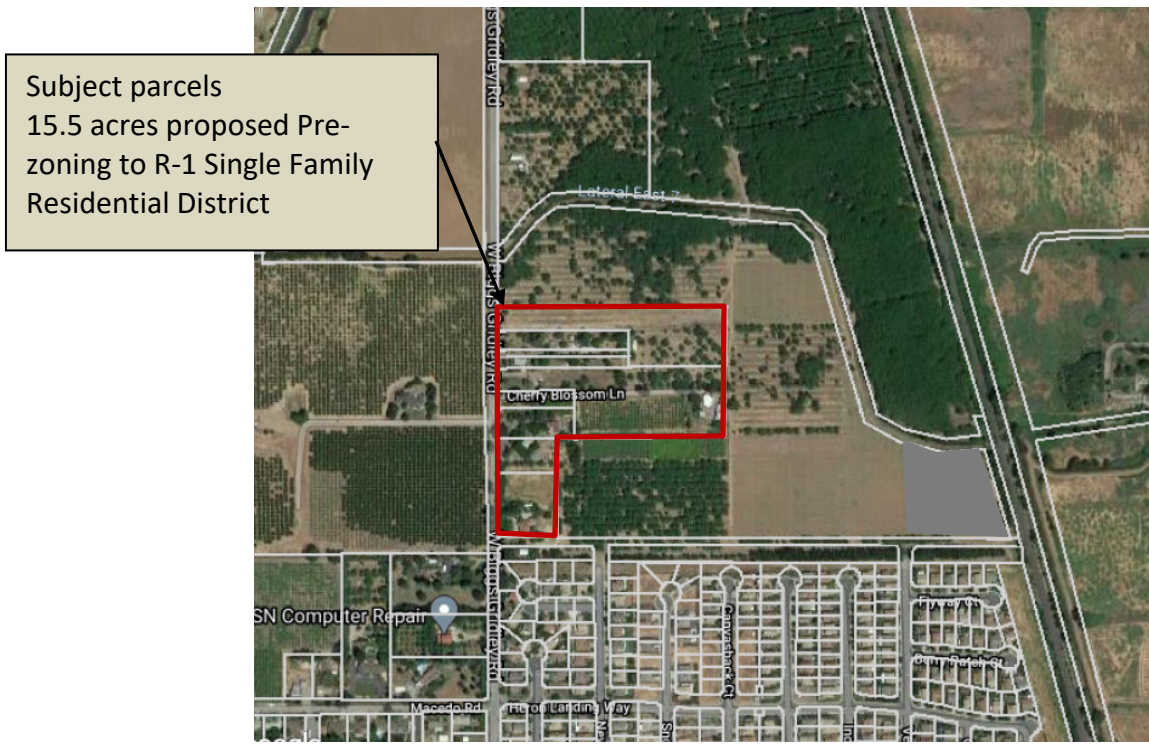
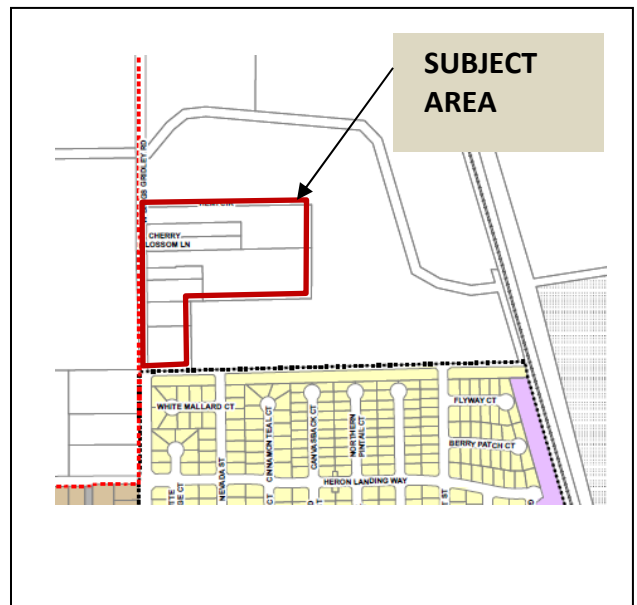


Figure 1: Location Map

Pre-zone to:
15.5 ac Single-Family Residential District (R-1)



City Council Item #3
Staff Report

Date: October 17, 2022
To: Mayor and City Council Members
From: Donna Decker, Planning Department
Subject: Resolution No. 2022-R-038; A resolution of the city of Gridley authorizing an application for the Infill Infrastructure Grant Program (IIG)

<input checked="" type="checkbox"/>	Regular
<input type="checkbox"/>	Special
<input type="checkbox"/>	Closed
<input type="checkbox"/>	Emergency

Recommendation

Staff respectfully requests the City Council adopt Resolution No. 2022-R-038.

Discussion

The proponents, AMG, of the Orchard View I Family Apartments have requested the city to partner with them for a grant in the amount of \$1,381,315. The grant is designed to be utilized to promote multi-family affordable housing by the use of funds to construct needed infrastructure; roads, curb, gutter, sidewalk, etc. that will support affordable housing. The application will note the use of funds for street and pedestrian infrastructure.

The city supports the opportunity to receive grants to help projects meet their development requirements; therefore, the resolution is to acknowledge our support and to authorize by the City Council to apply for the grant. Additionally, the resolution authorizes the City Administrator execute agreements on behalf of the City Council.

Public Notice

A notice was posted at City Hall, made available at the Administration public counter, and placed on the city website for review.

Environmental Review

This action is not a project under CEQA and no additional review is required.

Financial Impact

There are no direct or indirect costs to the city.

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with the ongoing effort to be responsive and transparent regarding all land use and financial matters.

Attachments

Resolution No. 2022-R-038

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY AUTHORIZING AN APPLICATION FOR THE INFILL INFRASTRUCTURE GRANT (IIG) PROGRAM

WHEREAS, the California Department of Housing and Community Development ("Department") has issued a Notice of Funding Availability ("NOFA") dated May 12, 2021, under the IIG Program; and,

WHEREAS, the City Council of the City of wishes to apply for and receive an allocation of funds through the IIG Program for the Orchard View I; and,

WHEREAS, the City of Gridley is an Eligible Applicant under the IIG Program and wishes to apply for an IIG Program Grant in an amount not to exceed \$1,381,315 ("IIG Grant") to develop infrastructure in support of affordable housing ("IIG Project") under the above described NOFA.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRIDLEY, AS FOLLOWS:

1. That the City of Gridley is hereby authorized and directed to act in connection with the Department's IIG Grant pursuant to the above-mentioned NOFA.
2. That in connection with the city's IIG Grant, the city is authorized and directed to enter into, execute, and deliver a State of California Standard Agreement, and any and all other documents required or deemed necessary or appropriate to carry into effect the full intent and purpose of the above resolution, in order to evidence the IIG Grant.
3. The city's obligations related thereto, and the Department's security therefore; including, but not limited to, an affordable housing covenant, a performance deed of trust, a disbursement agreement, and certain other documents required by the Department as security for, evidence of or pertaining to the IIG Grant, and all amendments thereto (collectively, the "IIG Grant Documents").
4. The City Administrator or his designee is hereby authorized to execute the IIG Grant Documents, and any amendment or modifications thereto, on behalf of the City of Gridley.

I HEREBY CERTIFY that the foregoing resolution was duly introduced and adopted at the regular City Council meeting and shall take effect immediately upon its passage by the City of Gridley held on the 17th day of October, 2022, by the following vote:

AYES: COUNCIL MEMBERS _____
NOES: COUNCIL MEMBERS _____
ABSTAIN: COUNCIL MEMBERS _____
ABSENT: COUNCIL MEMBERS _____

ATTEST:

APPROVE:

Cliff Wagner, City Clerk

Bruce Johnson, Mayor

CERTIFICATE OF THE SECRETARY TO THE CITY COUNCIL OF THE CITY OF GRIDLEY:

The undersigned, Carmen Santana, does hereby attest and certify that the foregoing and attached Resolution is a true, full and correct copy of a resolution duly adopted at a meeting of said City Council which was duly convened and held on the date stated thereon, and that said document has not been amended, modified, repealed or rescinded since its date of adoption and is in full force and effect as of the date hereof.

DATE: _____

Carmen Santana, Secretary
City of Gridley

City Council Agenda Item #4
Staff Report

X	Regular
	Special
	Closed
	Emergency

Date: October 17, 2022
To: Mayor and City Council
From: Ryan Carlson, Electric Supervisor/Ross Pippitt, Public Works Director
Subject: Downtown Gridley Tree Trimming and Shaping Proposals

Recommendation

Staff respectfully requests the City Council approve the lowest proposal that came from North Valley Tree Service for their tree trimming services to cut back and shape the larger trees on Hazel Street.

Background

The purpose of this recommendation is to have a trained arborist come in and trim the trees to ensure it will be done correctly. There are 10 trees on Hazel Street that are starting to get too overgrown vertically and horizontally. Some limbs have already broken due to over loaded branches, which becomes a safety hazard to the public. I know this is a main focal point of town and we hope to keep it maintained and safe for community enjoyment.

Fiscal Impact

With the lowest bid coming in at \$7,600 from North Valley Tree Service, the electric and public works department would like to split these costs in half.

Electric Department: \$3,800

Public Works Department: \$3,800

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with our ongoing efforts to provide a safe and beautiful downtown for the City of Gridley residents and visitors.

Attachment

North Valley Tree Service Bid (recommended)

Richards Tree Service Bid

About Trees Bid



NORTH VALLEY TREE SERVICE

Certified Arborists and Tree Workers
3882 Esplanade, Chico, CA 95973
P: (530) 893-9649 F: (530) 893-9650
Contractor License #1065581

www.nvtree.com
nvtree@nvtree.com

Proposal & Contract



Name / Address
City of Gridley 685 Kentucky St Gridley, CA 95948

Date	Estimate #
9/29/2022	40655

Property
815 Hazel St

Description	Total
Ohio and Hazel St	7,600.00
Trim 8 Liquidambar trees Reduce new growth back to old cuts and shape canopies Remove competing and crossing limbs Remove deadwood and sucker limbs Reduce limbs for roof and building clearance Raise and balance lower canopies for street, walkway and parking lot clearance	
Virginia and Hazel St	
Trim 2 Liquidambar trees Reduce new growth back to old cuts and shape canopies Remove competing and crossing limbs Remove deadwood and sucker limbs Reduce limbs for building and roof clearance Raise and balance lower canopies for street, walkway and parking lot clearance	
Chip brush and clean up	

Best Quote

North Valley Tree Service agrees to perform all tree work in accordance with the above Proposal and the General Terms and Conditions described on reverse side of Proposal. The person signing this Proposal is duly authorized, signed and delivered by North Valley Tree Service.

Amount Due Upon Completion of Project **\$7,600.00**

Accept Proposal & Contract: _____

Arborist: _____ Date: _____

RICHARD'S TREE SERVICE, INC.

Industrial - Commercial - Residential

FULLY INSURED

Lic. #608859

Tree Removing - Cabling - Trimming - Clearing

Certified Arborist

Over 65 Years of Service

P.O. BOX 3115 • YUBA CITY, CALIFORNIA 95992

PHONE: (530) 673-7993 • FAX: (530) 674-5069

www.richardstree.com • richtree@jps.net

Phone No. 530-680-4672 Date 9/19/22
Name City of Gridley Electric Dept - Ryan
Address _____ City Gridley
Job Location _____

Job Description

Amount

Along Hazel st
2 Liquid Amber trees at corner
of Hazel st. and Virginia st.
8 Liquid Amber Trees at corner
of Hazel and Ohio st

Trim all 10 Trees reduce height
by approx. 1/3 bring in sides, shape
clean up all brush and wood.

CONTRACTOR NOT RESPONSIBLE FOR DAMAGE
TO UNDERGROUND UTILITIES OR SPRINKLER SYSTEMS.

VISA  DISCOVER  CREDIT CARD
Convenience Fee 3% (min. fee \$2.00)

Customer's Signature

TOTAL 7,900

X _____

Date Started _____ Date Completed _____

Foreman: Mark Graham

THANK YOU!

"If You are Pleased Tell Others - if not, tell us!"

PAYABLE ON RECEIPT. INTEREST AT 1½% PER MONTH (18% PER ANNUM) ON ACCOUNTS OVER 30 DAYS OLD.



North Valley Arbor Management, Inc.
 2 Crusader Ct
 Chico, CA 95973
 Chico Area: 530.343.4533
 Redding Area: 530.246.2477
 Fax: 530.267.8855
 E-mail: info@abouttrees.us
 CLSB# 1063007

ESTIMATE

DATE	ESTIMATE #
9/30/2022	40684

NAME / ADDRESS
City of Gridley Electric 685 Kentucky St Gridley, CA 95948

About Trees is a division of
North Valley Arbor Management, Inc.

PROPERTY	REP
Hazel St, Gridley	AHA

Description	Total
1. Crown reduction pruning on (11) Liquidambar trees (3-located in front of 567 Virginia St and 8-located between 978-999 Hazel St) a. Top all down 1' approximately to old cuts b. Round over as best as possible c. Remove dead wood of 1" in diameter and larger d. Clear lights and fix skirts even e. Thin many trunks 1/2 down, remove new suckers f. Provide 12' of clearance from parking lot g. Full clean up *Additional cost if Prevailing Wage job	8,900.00
	900.00

Owner agrees to identify: water lines, phone, gas, power, irrigation, septic/sewer. About Trees will not be liable for damages to unidentified utilities. This is a visual/ground-based assessment. Unseen hazards may become apparent upon climbing, which may result in additional cost to ensure safety. Customer will be notified prior to any additional costs.

Owner agrees to pay for services at time of completion of job. Invoices will incur a 1% monthly finance charge per 30 days not paid.

About Trees hereby proposes to furnish material and labor to complete services in accordance with above specifications for the sum of:	Total	\$9,800.00
--	--------------	-------------------

Client Acceptance: _____ Date: _____
Signature

Print Name: _____ Note: This proposal may be withdrawn by About Trees if not accepted within 15 days.

All services are guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard arborist practices. Any alternation or deviation from above will become an extra charge over and above specifications involving extra extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

City Council Agenda Item #5
Staff Report

Date: October 17, 2022

To: Mayor and City Council

From: Cliff Wagner, City Administrator

Subject: Review and Consideration of a Broadband Feasibility Study Proposal for the City of Gridley, Submitted by the North State Planning & Development Collective at CSU Chico.

X	Regular
	Special
	Closed
	Emergency

Recommendation

City staff respectfully recommends that the City Council consider and approve the proposal to engage the North State Planning & Development Collective to conduct a Broadband Feasibility Study Proposal for the City of Gridley.

Background

In July 2021, Governor Gavin Newsom signed into law Senate Bill 156 (SB 156) to create an open-access middle-mile network to bring equitable high-speed broadband service to all Californians. SB 156 provided \$3.25 billion to build the necessary infrastructure to bring internet connectivity to homes, businesses, and community institutions.

In August 2022, the U.S. Department of Commerce Economic Development Administration (EDA) announced the awarding of \$2.7 million in American Rescue Plan grant funding through the Economic Adjustment Assistance program for the development of broadband strategic plans in 27 rural California counties. Golden State Finance Authority (GSFA) will serve as the grant administrator for these planning funds, which will assist rural counties in establishing foundational readiness for broadband infrastructure deployment within their communities.

High-speed internet availability in rural California is often a critical missing component of infrastructure. Its absence precludes residents and businesses in unserved and underserved communities from participating in the 21st Century economy.

Community assessments and Broadband plans will increase the ability of those rural cities and towns to invite and direct broadband investment into their communities in a strategic manner that ultimately delivers broadband for all residents and businesses.

Fiscal Impact

The projected cost of the Broadband Feasibility Study is \$32,236. If approved, this study would be an authorized use and application of American Recovery Act/State and Local Fiscal Recovery Funds.

Compliance with City Council Strategic Plan or Budget Goals

This proposal is consistent with the City Council's strategic goals for the advancement of economic development, job creation, business recruitment, and retention.

Attachment

Broadband Feasibility Study Proposal

City of Gridley
Broadband Feasibility

Submitted by:
North State Planning & Development Collective

Chico State Enterprises
35 Main Street, Suite 132
Chico, CA 95928

Jason Schwenkler, Executive Director
Phone: 530-898-4372
Email: jschwenkler@csuchico.edu



Scope of Work – Needs Assessment

1. Understand and assess the current infrastructure landscape

Local governments should support ISPs to expand broadband infrastructure through development of a comprehensive data set of available broadband-related city-owned assets (called a broadband asset inventory), and providing this information to the public through an online map viewer. The assets can include towers or tall buildings that may be used to deploy wireless infrastructure, rights-of-way to run underground conduit and fiber-optic cables. Local governments should also evaluate options for establishing partnerships with one or more ISPs to support the deployment of infrastructure in order to provide cutting-edge residential, business and industrial broadband services. Public/private partnerships can help ISPs reduce capital expenditures when government entities own infrastructure constructed with grant funds, which is then leased to private for-profit ISPs for operation. Developing technologies can facilitate consumer choice among ISPs in such a framework. The City can support deployment of the last-mile element (to reach final customers) using high-speed broadband technologies which may include but are not limited to fiber optics, cable, Wi-Fi, LTE, TVWS, 4G and 5G mobile wireless, millimeter-wave. New deployments should also accommodate future expansion of infrastructure for growing broadband customer and speed demands, changes in technology and future utility providers. Partnerships can also be established with public utilities and state organizations to find efficiencies and synergies when deploying infrastructure in public right-of-way (PROW). For example, developing a partnership with electric and gas utilities (e.g., IREA or Xcel Energy) to explore options for ISPs to lease space on electric poles to run aerial fiber-optic cables or utilize underground conduit, and working with transportation agencies/commissions to deploy conduit as part of coming highway and road projects.

The NSPDC will utilize the following resources to evaluate the current supply of broadband communication assets, products and services for the City of Gridley:

- City of Gridley GIS layers including parcels, streets, public utilities infrastructure (i.e., telecommunications, conduit, electricity, water, sewage, etc.), zoning, and land use and land coverage
- Digital terrain data and satellite imagery
- Public/private right of way data in GIS format
- Publicly-owned buildings, towers, conduit, etc., provided by Public Works and other agencies
- Internet service providers (ISPs), broadband technology, download/upload speeds at the census block level

2. Conduct stakeholder outreach

The NSPDC will work with the City of Gridley to identify and engage with all key stakeholders as well as identify others that should be considered:

- Citizens
- Businesses
- Educational partners (K-12, Community College, Vocational Programs)
- Medical facilities
- Public Safety
- Gridley Chamber of Commerce
- HOAs

- Existing broadband providers
- Offices/Agencies of Emergency Services
- Government Representatives
- Public Health Agencies
- Healthcare and Medical Support Functions
- Economic Development Agencies
- Workforce Development Agencies
- Community Representation: trusted church or volunteer group leaders to ensure disenfranchised or underserved groups have the opportunity to participate
- Minority Business Owners
- Native American Tribal representation
- Business Development Organizations
- Federal and State agencies
- Youth Representation: Active and engaged young people can be a source of innovation and improved programs and services. Receiving input from the youth demographic of the region can support governments in encouraging the development of new, innovative industries and initiatives. Young people can provide governments and business leaders with fresh ideas and approaches and ensure that policy outcomes are responsive to the concerns and needs of young people. As our workforce ages, understanding the youth dynamic is critical to a resilient economy.

This engagement utilizing surveys and feedback forms, and social media outreach. The NSPDC team will try to maximize current efforts by inquiring about inclusion in existing meetings, where appropriate, accessing public forum meetings, and developing online and print material for easy access and distribution.

The purpose of the stakeholder engagement will be two-fold: to garner information from the key industries and organizations, as well as understand the gaps in broadband infrastructure and services available to carry out the functions of the business and residential communities.

3. Conduct customer market research

The NSPDC has conducted broadband demand and customer market research surveys throughout the North State region and will use this data for comparative analysis of similar communities to that of Gridley. The team will leverage its experience in survey development and outcomes to shape similar efforts for this project. The staff will leverage past broadband surveys to residential and business customers to assess the following:

- Customer satisfaction with current telecommunications and broadband providers
- Customer demand for video, voice, and broadband services
- Pricing sensitivity for broadband access
- How customers access broadband (wireline, wireless, through public access, etc.)
- Overall interest in obtaining services from a new provider in the market
- Smart City Needs/Recommendations

Scope of Work – Feasibility and Options for Consideration

1. Determining a model and develop a network conceptual design

Who will own, manage and operate the network?

Potential approaches to deploy fast and reliable fiber-optic broadband networks include public-private partnerships, which may encourage ISPs to work with local governments in order to optimize resources and make efficient use of government assets. Depending on the degree of collaboration between local governments and private ISPs, which defines control and financial responsibilities over the network, the following public/private partnership models can be described:

- **Public-Owned/Private Enabled:** In this model, the private ISP designs and builds the network. Either the public or private sector can operate the network, mostly depending on the technical and logistic capabilities and financial resources availability of the public sector. The revenue model in this case can work under an exclusive contract approach allowing only one ISP to use the network capacity, or using an open access approach allowing any ISP to purchase network capacity.
- **Private-Owned/Public Supported:** Under this model, a private ISP owns the network and the public sector can facilitate access to or contribute with public assets to the deployment and operation of the network. These assets might include land, public right-of-way, conduit, fiber, buildings, poles, and towers. Additional public assistance might include granting subsidies, offering loans, etc. Another form of support could be committing bulk capacity purchases for public entities and anchor institutions in the local government’s jurisdiction. A future stable revenue is a valuable incentive for ISPs.
- **Joint Ownership:** In this model, both the public and private parties have ownership of the network. For the management and operation of the network, different approaches can be taken. For example, the public stake can serve public institutions and anchor institutions, and the private party can handle serving residential, business and industrial customers.
- **Co-operative model:** In this model, existing utilities can be leveraged to build broadband infrastructure while allowing members to vote. Examples include the Digital 395 project and the Mid-Atlantic Broadband Cooperative.

2. Assess the potential for regional coordination and cooperation

The NSPDC will assess other efforts and initiatives in surrounding jurisdictions and the County of Butte. Shared assets, conduit, fiber lines, etc., may be opportunities to create a more robust broadband system that extends past the City of Gridley.

The NSPDC will assess the current policy and development processes within the City of Gridley and within the County and provide recommendations to support cross-jurisdictional deployments. Some examples include:

- Dig Smart Policies
- Conduit Specifications
- Master Lease Agreements
- Application Process and Permit Fees streamlining

With increased availability of broadband products and services, regional economic development opportunities could become more feasible. Access to broadband products and services is quickly becoming a fundamental component of continued economic growth. Less barriers will be in place for

industry growth and development. Businesses such as these could support regional employment and economic development beyond the City of Gridley, on a countywide or regional scale.

While engaging regional activities is an opportunity for the City of Gridley, supporting the small and medium-sized businesses will be critical to the economic growth and sustainability of the City as well. Improved broadband availability and access will allow businesses to prepare for, withstand during and recover from business disruptions in the future. Enabling businesses to expand their business models to include e-commerce, telecommuting, cloud-based activities and other activities will ensure that they can continue operating and growing despite challenges or shifts in the physical and economic environments.

3. Engage with potential providers

Identify and engage entities that can be the service provider to the end-users

The NSPDC currently works with 10 ISPs separate from the large incumbents (AT&T, Comcast, Verizon, etc.). The NSPDC broadband team has supported 4 years of California Advanced Services Fund applications for the North State totaling over \$65 million in applications. The NSPDC team hosts quarterly roundtable meetings for all ISPs interesting in attending. The roundtable offers the platform to discuss current and forthcoming funding and financing opportunities, challenges with infrastructure deployments, requests for government leaders, partnership opportunities (leveraged assets, shared fiber lines, etc.) and information of support services from the NSPDC team. These have been successful for the ISPs as well as the team.

The NSPDC has working relationships with the following ISPs and would engage them with this project for future opportunities and feasibility for them to participate in the Gridley broadband development efforts:

LTD	Space X
Etheric	Geolinks
Race Communications	Frontier
Zayo	Integra
Open Optic	Utopia

Determine if providers may be able to bring financial resources and investment to the project

Based on the information developed in the feasibility study (market analysis, network design and estimated cost and business analysis), the NSPDC can assist the City of Gridley to prepare and conduct a Request for Information (RFI) to evaluate private interest in establishing a partnership with the City with the main objectives to deploy, operate and maintain a fiber optics network to provide broadband services to residents, business, industrial and local government customers.

This RFI will include but not limited to:

- Technology aspects such as broadband technology solution, broadband network and service scope, geographic coverage, deployment approach, among others. It will also include development of technical specifications for the broadband service including but not limited to service availability, latency, jitter, packet loss, mean time to restore, priority classification, quality of service, interoperability, and schedule and emergency network maintenance.
- Market aspects such as customer scope and broadband service. Additionally, resiliency will be a critical factor to allow the fiber optics network to operate under extreme natural disaster conditions

(i.e., wildfire, flood, earthquake, etc.) and in inclement weather. It might include service diversity (redundancy) routes in order to ensure customers will be likely served during emergency situations.

- Financial aspects such as funding sources including private capital, government assistance, upfront payment by target customers, among others. It will include financial evaluation criteria such as rate of return and time horizon. It will include tradeoff between upfront capital costs and operation and maintenance costs. The net present value analysis will be used to compare proposals that have different distributions of costs over time.

4. Evaluate financing and funding availability

The GIC team has extensive experience working with various broadband grant funding, financing and other options for broadband planning and infrastructure deployment. The following are resources that the GIC will explore and make recommendations for potential alignment with projects and uses:

- Capital, revenue bond, and municipal self-funding options
- Stakeholder or potential third-party contributors
- Grant funding options, including applicable state and federal program options (not an exhaustive list)
 - USDA Distance Learning and Telemedicine Grant and Financing
 - USDA Community Facilities Grant and Financing
 - USDA Re-Connect Grant and Financing
 - Economic Development Administration Grants
 - General Obligation Bonds
 - Telecommunications Revenue Bonds
 - E-Rate
 - National Telecommunications and Information Administration - Department of Commerce
 - Enhanced Infrastructure Financing Districts
 - Public/Private Partnerships
 - Master Lease Agreements
 - Rural Digital Opportunity Fund (RDOF)
 - Others identified through research

5. Conducting a cost analysis

The NSPDC has experience in providing cost analysis for various broadband networks using different technologies, infrastructure deployments, and leveraging different assets based on the needs of the City of Gridley. The NSPDC team will provide a cost analysis of up to three alternative models for the City Council to consider

Budget

**City of Gridley Broadband Feasibility
Justification for Fixed Fees Per Task**

CSU CHICO NSPDC TASKS	Fixed Fee Per Task
<p>Needs Assessment Task 1: Asset Inventory* \$0 Task 2: Survey Development, Deployment, Analysis \$3,840</p> <p>Feasibility Study and Model Options Task 1: Preferred Model Analysis \$3,916 Task 1a: Network Footprint & Conceptual Design \$10,000 Task 2: Regional Coordination Assessment \$2,960 Task 3: Potential Provider Identification & Engagement* \$0 Task 4: Financing and Funding Evaluation \$1,520 Task 5: Overall Cost Analysis \$10,000</p>	
Total Estimated Hours	
Total NSPDC Fees	\$32,236

*Northeastern CA Connect Consortium activities