

Gridley City Council – Regular Meeting Agenda

Monday October 21, 2024; 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 21st, 2024, 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/85280113392?pwd=1hMdmjgTOgoXOWWc2yWQGIWogYJaxK.1>

Webinar ID: 852 8011 3392

Passcode: 581705

Or Telephone:

+1 669 444 9171 US

+1 719 359 4580 US

CALL TO ORDER - Mayor Farr

ROLL CALL

PLEDGE OF ALLEGIANCE – Councilmember Roberts

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 Review

City Council Meeting Minutes Dated October 7th, 2024

Recommended Action(s):

- a. Approve the October 7th, 2024, regular Council meeting minutes

2. Power Content Label

Review of the 2023 Power Source Disclosure Content Label

Recommended Action(s):

- a. Approve 2024-R-039: A Resolution of The City Council of The City of Gridley Approving the Attestation of Veracity of the 2023 Power Source Disclosure Report, the 2023 Power Content Label and Submission of The Report to The California Energy Commission

ITEMS FOR CONSIDERATION

3. Fire Department Grant Cost Share

Council consideration of participation in the Cal Fire 2024 Volunteer Fire Capacity Grant Program for the purchase of Personal Protective Equipment for Volunteer Firefighters

Recommended Action(s):

- a. Approve Resolution 2024-R-040: Authorizing the City of Gridley Fire Department to accept the Volunteer Fire Capacity Grant
- b. Approve the City's cost share, with an amount not to exceed \$4,878

4. Local Hazard Mitigation Plan

Review and Adoption of the 2024 Butte County Local Hazard Mitigation Plan to help reduce long-term risks to people, property and other community assets from future hazards and natural disasters

Recommended Action(s):

- a. Approve 2024-R-041: A Resolution of the City of Gridley Adopting the 2024 Butte County Local Hazard Mitigation Plan

5. Task Order for Construction Management

Review of the task order that authorizes 4Leaf, Inc. to provide construction inspection services on behalf of the City, in coordination with Gridley Public Works and Caltrans, as needed for the State Route 99 Waterline Relocation Project

Recommended Action(s):

- a. Authorize City Administrator to execute a task order with 4Leaf, Inc. in the amount of \$113,867 and a budget of \$125,000

6. Cash Investment Policy

Council to review and consider the adoption of the City Cash Investment Policy

Recommended Action(s):

- a. Review and adopt the City of Gridley Cash Investment Policy

7. Compensation Agreements

Council to review the Taxing Agency Compensation Agreements for the former Redevelopment Agency Property Sales for the lots at the Industrial Park

Recommended Action(s):

- a. Approve the attached “form of” templates of Taxing Agency Compensation Agreements
- b. Authorize City Staff to negotiate with taxing agencies that receive a share of sale proceeds from former City of Gridley Redevelopment Agency property sales based on the terms in the agreements

COUNCIL COMMITTEE REPORTS - *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.*

DEPARTMENT UPDATE REPORTS – *Brief updates and reports on conferences, seminars, and meetings attended by Department Managers, if any*

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

Procurement Policy	11/4/2024
Travel Policy	11/4/2024
Energy Efficiency Contract Review	11/4/2024

CLOSED SESSION - None

ADJOURNMENT – adjourning to a regular meeting on November 4th, 2024.

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 18th, 2024. 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 7, 2024; 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 Farr called the meeting to order at 6:00 pm.

ROLL CALL

Present: Farr, Johnson, Roberts, Sanchez, Calderon
Absent: None
Arriving after roll call: None

Staff Present: Elisa Arteaga, City Administrator
Todd Farr, Police Chief
Tony Galyean, City Attorney
Martin Pineda, Finance Director
Ross Pippitt, Utility Director
Chip Fowler, Fire Chief

PLEDGE OF ALLEGIANCE

Councilmember Calderon led the Pledge of Allegiance.

PROCLAMATION – None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES

City Administrator Elisa Arteaga introduced Pamela Roberts, Administrative Secretary and Amanda Kaelin, Recreation Coordinator to Council.

Police Chief Todd Farr introduced the newly promoted Police Lieutenant, Jason Garringer.

COMMUNITY PARTICIPATION FORUM

Brenda Narayan, PG&E Government Affairs Representative, spoke to Council to introduce herself as the City’s primary contact for local emergencies.

CONSENT AGENDA

1. City Council Minutes Review

Recommended Action(s):

- a. Approve the September 16th, 2024 regular Council meeting minutes

2. City Contribution

Review Requested GIBT Donation

Recommended Action(s):

- b. Approve the request from the G.I.B.T. for financial support for the 2024 tournament in the amount of \$1,500

ROLL CALL

Motion: Roberts

Second: Calderon

Action: to approve consent agenda as presented.

Ayes: Roberts, Farr, Sanchez, Calderon

Noes: None

Absent: None

Abstain: Johnson

Motion passed, 4-0-1

ITEMS FOR CONSIDERATION

3. City Abatement of Property

Verbal Update by City Attorney on Progress of Health and Safety Code Receiverships concerning 110 Virginia Street and 390 Virginia Street

Recommended Action(s):

- a. Receive report from City Attorney

City Attorney Tony Galyean provided Council with a verbal update on the two health and safety code receiverships. Galyean explained that 390 Virginia St has been very responsive and working promptly to remedy the violations while 110 Virginia St has not responded on the matter. The lawsuit for 110 Virginia St was filed on October 4, 2024, and a receivership attorney will be appointed once the filing is returned to the City. City Attorney Galyean will report back to Council once more information becomes available.

The information was received by the City Council.

4. Investment Agreement

Authorize the City Administrator to enter into an agreement with Meeder Investment Group

Recommended Action(s):

- a. Authorize City Administrator to sign the contract to enter into an agreement with Meeder Investment Group with the cost being .10% of the amount Meeder would be investing on behalf of the City
- b. Authorize the City Administrator and Finance Director to make investment allocations/updates to the City of Gridley's Investment Portfolio

Finance Director Martin Pineda requested approval to enter into the agreement allowing Meeder Group to make investments on behalf of the City while working closely with Gridley's Finance Director and City Administrator. City Administrator Arteaga informed Council that the decision on the amounts invested will remain the decision of City staff.

ROLL CALL

Motion: Johnson

Second: Sanchez

Action: to approve the investment agreement with Meeder Group and receive monthly progress reports on the investments.

Ayes: Roberts, Farr, Sanchez, Calderon, Johnson

Noes: None

Absent: None

Abstain: None

Motion passed, 5-0

5. Purchase Agreement

Purchase of Recreation Software for City Recreation Events

Recommended Action(s):

- a. Authorize City Administrator to sign a contract with ACTIVENet Recreation Management Software in the amount of \$10,455
- b. Approve Resolution 2024-R-038: Authorizing the supplemental appropriation

Finance Director Martin Pineda presented the ACTIVENet software to Council and explained in his time as Interim Recreation Coordinator, he identified many areas of concern in the current recreation registrations/management. He stated the outdated process is prone to human error and as the City is expected to grow, implementing the ACTIVENet software will be vital to address and improve both internal processes and customer satisfaction.

ROLL CALL

Motion: Calderon

Second: Roberts

Action: to approve Resolution 2024-R-038 approving the supplemental appropriation for the purchase of the ACTIVENet software; approve the City Administrator to execute the contract

Ayes: Roberts, Farr, Sanchez, Calderon, Johnson

Noes: None

Absent: None

Abstain: None

Motion passed, 5-0

6. Ordinance Review

Annual Review of City Ordinance 838-2022, Gridley Police Department Policy #706 and Gridley Police Department Military Equipment Report 2023 and Inventory for 2024

Recommended Action(s):

- a. Review of City's current Military Equipment Use Ordinance 838-2022
- b. Review Gridley Police Department's Policy #706 and Gridley Police Department Military Equipment Report 2023 and Inventory for 2024 to determine whether the Department's use of the defined military equipment in the past year complied with the Policy,
- c. Determine whether to continue with the adopted Ordinance and Policy, or act to modify the Policy or repeal the Ordinance

Police Chief Todd Farr presented the staff report to review City Ordinance 838-2022, Gridley Police Department Policy #706 and Gridley Police Department Military Equipment Report 2023 and Inventory for 2024 and determine whether the Department's use of the defined military equipment in the past year complied with the Policy, and whether to continue the Ordinance and Policy.

ROLL CALL

Motion: Roberts

Second: Sanchez

Action: determine the Department's use of the equipment complied with our internal policy and continue with the adopted ordinance and policy.

Ayes: Roberts, Farr, Sanchez, Calderon, Johnson

Noes: None

Absent: None

Abstain: None

Motion passed, 5-0

7. Memorandum of Understanding

Review of MOU with Butte County for the use of VEOCI, an emergency operations center command and control software to be used for disaster events and other large scale public

events for coordination and document creation and retention, effect from date of execution through August 31, 2027.

Recommended Action(s):

- a. Authorize City Administrator to enter into the memorandum of understanding with Butte County for VEOCI Software in the amount of \$729.19 for year one, \$803.93 for year two and \$765.65 for year three

City Administrator Elisa Arteaga requested the approval of the MOU between the City of Gridley and Butte County for the cost-sharing of VEOCI software contract allowing the City to utilize the software platform designed to assist in managing-large scale events and local disasters and provide necessary documentation for possible FEMA reimbursement.

ROLL CALL

Motion: Sanchez

Second: Roberts

Action: to approve City Administrator enter the MOU with Butte County for VEOCI software.

Ayes: Roberts, Farr, Sanchez, Calderon, Johnson

Noes: None

Absent: None

Abstain: None

Motion passed, 5-0

COUNCIL COMMITTEE REPORTS

Councilmember Calderon gave an in-depth recap of his trip to City of Gridley's sister city, Comala, Colima, MX.

Mayor Farr added to Councilmember Calderon's report to speak highly of the representatives of Comala.

CITY ADMINISTRATOR REPORTS

City Administrator Arteaga reported on her attendance at the Annual NCPA Conference.

DEPARTMENT UPDATE REPORTS –

- A. Police Department from Police Chief, Todd Farr

Police Chief Farr briefly spoke on the quarterly Police Department report provided in the agenda packet.

Fire Chief Chip Fowler addressed the Council to present his recap of the Comala, Colima, MX trip he recently took with Councilmember Calderon. He also gave Council a brief update on the recent nearby wildfires.

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

Procurement Policy	10/21/2024
Travel Policy	10/21/2024
Energy Efficiency Contract Review	10/21/2024

CLOSED SESSION

Council went into closed session at 7:27 pm.

8. Closed Session Discussion with Legal Counsel and Staff Pursuant to Government Code 54956.95 Regarding Liability Claim Against the City of Gridley by Araceli Anguiano

ROLL CALL

Motion: Johnson

Second: Roberts

Action: Reject claim: 1432 Oak Street: Araceli Anguiano

Ayes: Roberts, Farr, Sanchez, Calderon, Johnson

Noes: None

Absent: None

Abstain: None

Motion passed, 5-0

9. Closed session Item with legal counsel pursuant to Government Code 54956.9 – EXISTING LITIGATION – “ScottMcMillan, et al. vs. City of Gridley, Butte County Superior Court Case No. 21CV000451

No reportable action.

10. Closed Session discussion with City Administrator pursuant to Government Code 54957 Regarding Public Employment positions of Utility Director and Deputy City Clerk

No reportable action.

Council came out of closed session at 8:28 pm.

ADJOURNMENT

With no further items left to discuss, Mayor Farr adjourned to the next regular meeting scheduled for October 21, 2024.

City Council Agenda Item #2
Staff Report

Date: October 21, 2024

To: Mayor and City Council

From: Elisa Arteaga, City Administrator

Subject: Review and Approval of Resolution No. 2024-R-039: A Resolution of The City Council of The City of Gridley Approving the Attestation of Veracity of the 2023 Power Source Disclosure Report, the 2023 Power Content Label and Submission of The Report to The California Energy Commission

X	Regular
	Special
	Closed
	Emergency

Recommendation

City staff respectfully recommends that the City Council adopt a Resolution approving the attestation of veracity for the 2023 Power Source Disclosure Report and submission of the report to the California Energy Commission.

Background

Under State law (Public Utilities Code Sections 398.4 and 398.5), retail suppliers of electricity must annually (1) disclose the type of generation resources (e.g., hydroelectric, solar, natural gas etc.) provided to their customers in the form of a Power Content Label (“PCL”), and (2) report this same information, together with supporting documentation in verified form, to the California Energy Commission (“CEC”), in the form of a Power Source Disclosure Report (“PSD”). The intent of the report is to educate customers through the disclosure of accurate, reliable, and simple to understand information regarding the generation attributes of the energy being provided by their service provider. Gridley City staff annually collects generation and energy procurement data necessary to prepare the annual PSD Report. This report is filed with the CEC each year. In May 2024, staff compiled the annual PSD report.

The CEC recently updated regulations for the power source disclosure report and changed the prior procedures. Primarily, the changes added a provision that the governing board of publicly owned utilities approve, at a public meeting, the attestation of the veracity of the annual power disclosure report.

The City’s Power Content Label is attached. The Label lists the percentages for the City’s energy mix. The energy mix includes both renewable, carbon free, and some carbon-based energy. The City’s renewable and carbon free generation is better than the State average.

The City and Northern California Power Agency (“NCPA”) staff worked collaboratively to compile and present the numbers shown in the PSD and to confirm the accuracy and consistency of the data. This effort included cross checking numbers from the California Independent System Operator, NCPA generation metering, validations of market purchases from unspecified sources, and customer sales records. Through the process of cross checking by City staff, the City is assured that the PSD and PCL contain the most accurate information for the public.

Fiscal Impact

There is no fiscal impact related to the recommended action.

Compliance with City Council Strategic Plan or Budget Goals

This report is consistent with our efforts to comply with State requirements and to ensure that our community members are fully informed of all City activities and all budgetary and financial efforts.

Attachment

1. Resolution No. 2024-R-039
2. City of Gridley 2023 PSD Attestation and Power Content Label

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY APPROVING THE ATTESTATION OF VERACITY FOR THE 2023 POWER SOURCE DISCLOSURE REPORT, 2023 POWER CONTENT LABEL AND SUBMISSION OF THE REPORT TO THE CALIFORNIA ENERGY COMMISSION

WHEREAS, the City of Gridley owns and operates a publicly owned utility subject to certain laws and requirements of the State Legislature; and

WHEREAS, Public Utility Code 398.4 and 398.5 establish a Power Source Disclosure (“PSD”) program that requires retail sellers of electricity to annually submit a power source disclosure report to the California Energy Commission; and

WHEREAS, the Gridley Electric Utility is a retail seller of electricity as defined by the PSD Program and is therefore required to file a PSD report and post a Power Content Label; and

WHEREAS, the governing body of a publicly owned utility must review and approve the PSD and veracity of an associated attestation submitted to the California Energy Commission; and

WHEREAS, Gridley staff prepared and submitted the 2023 Annual Power Source Disclosure Report to the Energy Commission in accordance with the timelines of the regulation; and

WHEREAS, the continued administrative action to review and submit the power source disclosure and related reports does not constitute a project under California Environmental Quality Act (“CEQA”) guidelines and is therefore exempt from further environmental review.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Gridley does hereby;

1. Find that continue administrative actions are exempt from CEQA and no further environmental review is needed.
2. Approve the attestation of veracity for the 2023 Power Source Disclosure Report, the Power Content Label and submission of the report to the California Energy Commission.

I HEREBY CERTIFY that the foregoing resolution was introduced, passed, and adopted by the City Council of the City of Gridley at a regular meeting held on the 21st, day of October, 2024, by the following vote:

AYES: COUNCILMEMBERS

NOES: COUNCILMEMBERS

ABSTAIN: COUNCILMEMBERS

ABSENT: COUNCILMEMBERS

ATTEST

APPROVE

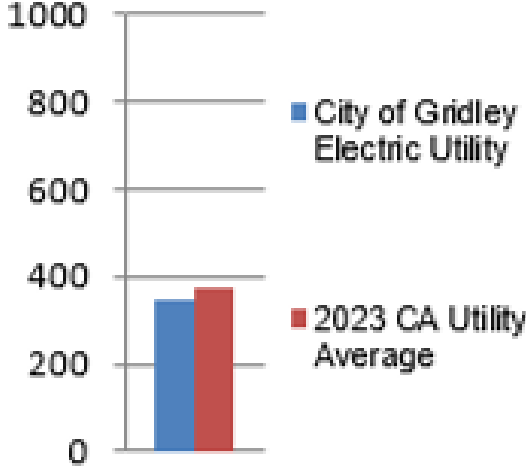
Elisa Arteaga, City Clerk

Michael W. Farr, Mayor

2023 POWER CONTENT LABEL

City of Gridley Electric Utility

<http://gridley.ca.us>

Greenhouse Gas Emissions Intensity (lbs CO ₂ e/MWh)		Energy Resources	City of Gridley	2023 CA Power Mix
City of Gridley Electric Utility	2023 CA Utility Average	Eligible Renewable¹	19.8%	36.9%
349	373	Biomass & Biowaste	0.0%	2.1%
		Geothermal	5.8%	4.8%
		Eligible Hydroelectric	2.0%	1.8%
		Solar	12.0%	17.0%
		Wind	0.0%	11.2%
		Coal	0.0%	1.8%
		Large Hydroelectric	41.0%	11.7%
		Natural Gas	39.2%	36.6%
		Nuclear	0.0%	9.3%
		Other	0.0%	0.1%
		Unspecified Power²	0.0%	3.7%
		TOTAL	100.0%	100.0%
Percentage of Retail Sales Covered by Retired Unbundled RECs³:			0%	

¹The eligible renewable percentage above does not reflect RPS compliance, which is determined using a different methodology.

²Unspecified power is electricity that has been purchased through open market transactions and is not traceable to a specific generation source.

³Renewable energy credits (RECs) are tracking instruments issued for renewable generation. Unbundled renewable energy credits (RECs) represent renewable generation that was not delivered to serve retail sales. Unbundled RECs are not reflected in the power mix or GHG emissions intensities above.

For specific information about this electricity portfolio, contact:

City of Gridley: (530) 846-3631

For general information about the Power Content Label, visit:

<https://www.energy.ca.gov/programs-and-topics/programs/power-source-disclosure-program>

**2023 POWER SOURCE DISCLOSURE ANNUAL REPORT
ATTESTATION FORM
For the Year Ending December 31, 2023
City of Gridley Electric Department
Standard Rate**

I, **Ross Pippitt**, Utility Manager, declare under penalty of perjury, that the information provided in this report is true and correct and that I, as an authorized agent of the City of Gridley Electric Utility, have authority to submit this report on the retail supplier's behalf. I further declare that all of the electricity claimed as specified purchases as shown in this report was sold once and only once to retail customers.

Name: Ross Pippitt
Representing: Utility Director

Signature:  _____

Dated: 5-24-2024 _____

City Council Agenda Item #3
Staff Report

Date: October 21, 2024
To: Mayor and City Council
From: Chip Fowler, Fire Chief

X	Regular
	Special
	Closed
	Emergency

Subject: Approval of Resolution No 2024-R-040: A Resolution of the City Council of the City of Gridley Authorizing the Gridley Fire Department to receive a Rural Fire Capacity Grant

Recommendation

Staff respectfully requests the City Council approve Resolution 2024-R-0XX to allow the Gridley Fire Department to receive a Rural Fire Capacity Grant

Background

For several years the City of Gridley has been successful in receiving Rural Fire Capacity (RFC, previously known as Volunteer Fire Assistance, or VFA) Grants that are used to purchase Personal Protective Equipment (PPE) for its volunteer firefighters who assist career firefighters to protect and serve the City of Gridley. The funding of the grant is vital for replacement of aging and worn PPE. The grant is a cost-effective mode for replacement. The cost of outfitting a single volunteer exceeds \$5,000.00. PPE has a shelf life of 10 years and due to the nature of the profession, is subject to extreme use. There are approximately 15 volunteer firefighters that protect the Gridley area and replacement of PPE is ongoing as funding comes available.

Financial Impact

This year's Grant is in the amount of \$9756.00, which is a 50% match with the State of California. The City of Gridley's match of this grant is \$4878.00.

Compliance with City Council Strategic Plan or Budget Goals

This effort complies with the City of Gridley's Budget Goals to reduce taxpayer's expenses by finding grant funding to offset budget impacts.

Attachments

Resolution No. 2024-R-040
RFC Agreement

**State of California
Department of Forestry and Fire Protection (CAL FIRE)
Cooperative Fire Protection
GRANT AGREEMENT**

APPLICANT:

PROJECT TITLE: Volunteer Fire Capacity

GRANT AGREEMENT: 7GF24017

PROJECT PERFORMANCE PERIOD is from date upon approval through June 30, 2025.

Under the terms and conditions of this Grant Agreement, the applicant agrees to complete the project as described in the project description, and the State of California, acting through the Department of Forestry & Fire Protection, agrees to fund the project up to the total state grant amount indicated.

PROJECT DESCRIPTION: Cost-share funds awarded to provide assistance to rural areas in upgrading their capability to organize, train, and equip local forces for fire protection.

Total State Grant not to exceed \$ 4,878.00 (or project costs, whichever is less).

**The Special and General Provisions attached are made a part of and incorporated into this Grant Agreement.*

**STATE OF CALIFORNIA
DEPARTMENT OF FORESTRY
AND FIRE PROTECTION**

Applicant	
By	By
Signature of Authorized Representative	
Title	Title: David Scheurich Staff Chief, Cooperative Fire Programs
Date	Date

CERTIFICATION OF FUNDING

GRANT AGREEMENT NUMBER	PO ID	SUPPLIER ID
FUND 0001	FUND NAME General Fund	
PROJECT ID 354024DG2012161	ACTIVITY ID SUBGNT	AMOUNT OF ESTIMATE FUNDING \$ \$4,878.00
GL UNIT 3540	BUD REF 001	CHAPTER 35
PROGRAM NUMBER 9999000FED	ENY 2024	ADJ. INCREASING ENCUMBRANCE \$ 0.00
ACCOUNT 5340580	ALT ACCOUNT 5340580002	ADJ. DECREASING ENCUMBRANCE \$ 0.00
REPORTING STRUCTURE 35409206	SERVICE LOCATION 92767	UNENCUMBERED BALANCE \$ \$4,878.00

I hereby certify upon my personal knowledge that budgeted funds are available for this encumbrance.

Signature of CAL FIRE Accounting Officer

Date

**VOLUNTEER FIRE CAPACITY PROGRAM
TERMS AND CONDITIONS**

DEPARTMENT OF FORESTRY AND FIRE PROTECTION

STATE OF CALIFORNIA
Natural Resources Agency

Agreement for the Volunteer Fire Capacity Program of the
Cooperative Forestry Assistance Act of 1978

THIS AGREEMENT, made and entered between the STATE of California, acting through the Director of the Department of Forestry and Fire Protection hereinafter called "STATE", and _____ hereinafter called "LOCAL AGENCY", covenants as follows:

RECITALS:

1. STATE has been approved as a passthrough agent of the United States Department of Agriculture, (USDA), Forest Service for the purpose of administering the Volunteer Fire Capacity program in California, hereinafter referred to as VFC, authorized by the Cooperative Forestry Assistance Act (CFAA) of 1978 (PL 95-313, 92 Stat 365, 16 U.S.C. 2106), as amended.
2. This is a subaward under the 2024 Volunteer Fire Capacity Grant #24-DG-11052012-161 awarded to STATE by the Forest Service on August 23, 2024. The Federal Assistance Listing for the award is 10.698, Cooperative Forestry Program. This subaward is funded solely with Federal funds and is subject to the Office of Management and Budget (OMB) guidance in subparts A through F of 2 CFR Part 200, as adopted and supplemented by the USDA in 2 CFR Part 400, and under certain terms and conditions to LOCAL AGENCY to assist LOCAL AGENCY to upgrade its fire protection capability.
3. LOCAL AGENCY desires to participate in said VFC and agrees to the terms and conditions specified in the Procedural Guide for Volunteer Fire Capacity Program 2024.

NOW THEREFORE, it is mutually agreed between the parties as follows:

4. **APPROVAL: This Agreement is of no force or effect until signed by both parties and approved by the Department of General Services, if required. LOCAL AGENCY may not commence performance until such approval has been obtained.**
5. **INCORPORATION: The Procedural Guide for Volunteer Fire Capacity Program 2024, submitted Application for Funding and associated Grant Assurances are hereby incorporated by reference as part of the Grant Agreement.**
6. **TIMELINESS: Time is of the essence in this Agreement.**
7. **FORFEITURE OF AWARD: LOCAL AGENCY must return this Agreement and required resolution properly signed and executed to STATE at the email address specified in paragraph 12, with a timestamp no later than December 1, 2024 or LOCAL AGENCY will forfeit the funds.**

8. GRANT AND BUDGET CONTINGENCY CLAUSE: It is mutually understood between the parties that this **Agreement** may have been written for the mutual benefit of both parties before ascertaining the availability of congressional appropriation of funds, to avoid program and fiscal delays that would occur if the **Agreement** were executed after that determination was made.

This **Agreement** is valid and enforceable only if sufficient funds are made available to the STATE by the United States Government for the **State Fiscal Year 2024** for the purpose of this program. In addition, this **Agreement** is subject to any additional restrictions, limitations, or conditions enacted by the Congress or to any statute enacted by the Congress that may affect the provisions, terms, or funding of this **Agreement** in any manner.

The parties mutually agree that if the Congress does not appropriate sufficient funds for the program, this **Agreement** shall be amended to reflect any reduction in funds.

The STATE has the option to invalidate the **Agreement** under the 30-day cancellation clause or to amend the **Agreement** to reflect any reduction in funds.

9. REIMBURSEMENT: STATE will reimburse LOCAL AGENCY, from funds made available to STATE by the Federal Government, an amount not to exceed **\$4,878.00** on a 50/50 matching funds basis, for the performance of specific projects and/or purchase of specific items identified in Proposed Project, Application for Funding, attached hereto. **Reimbursement will be only for those projects accomplished and/or items purchased between THE LAST SIGNATORY DATE ON PAGE 1 and JUNE 30, 2025.** This sum is the sole and maximum payment that STATE will make pursuant to this Agreement. **LOCAL AGENCY must bill STATE at the e-mail address specified in paragraph 12, with a timestamp no later than September 1, 2025 in order to receive the funds.** The bill submitted by LOCAL AGENCY must clearly delineate the projects performed and/or items purchased. A vendor's invoice and proof of payment to vendor(s) must be included for items purchased.
10. LIMITATIONS: Expenditure of the funds distributed by STATE herein is subject to the same limitations as placed by the VFC, upon expenditure of United States Government Funds. Pursuant to 2CFR200.313 Equipment, subject to the obligations and conditions set forth in that section; title to any equipment and supplies acquired under this **Agreement** vests with the LOCAL AGENCY. For any equipment items over \$5,000, the federal government may retain a vested interest in accordance with paragraph 17 below.
11. MATCHING FUNDS: Any and all funds paid to LOCAL AGENCY under the terms of this **Agreement**, hereinafter referred to as "VFC Funds", shall be matched by LOCAL AGENCY on a dollar-for-dollar basis, for each project listed on attachment(s) hereto identified as "Proposed Project". No amount of unpaid "contributed" or "volunteer" labor or services shall be used or consigned in calculating the matching amount "actually spent" by LOCAL AGENCY.

LOCAL AGENCY shall not use VFC Funds as matching funds for other federal grants, including Department of Interior (USDI) Rural Fire Assistance grants, nor use funds from other federal grants, including USDI Rural Fire Assistance grants, as matching funds for VFC Funds.

- 12. ADDRESSES: The mailing addresses of the parties hereto under the terms of the Agreement are:

LOCAL AGENCY: _____

Attention: _____
Telephone Number(s): _____
E-mail _____

STATE: **Department of Forestry and Fire Protection**
Grants Management Unit, Attn: VFC
P. O. Box 944246
Sacramento, California 94244-2460
E-MAIL: CALFIRE.GRANTS@fire.ca.gov

- 13. PURPOSE: Any project to be funded hereunder must be intended to specifically assist LOCAL AGENCY to organize, train, and/or equip local firefighting forces in the aforementioned rural area and community to prevent or suppress fires which threaten life, resources, and/or improvements within the area of operation of LOCAL AGENCY. Project funds are not to be used for research and development.
- 14. COMBINING: In the event funds are paid for two or more separate, but closely related projects, the 50/50 cost-sharing formula will be applied to the total cost of such combined projects.
- 15. OVERRUNS: In the event that the total cost of a funded project exceeds the estimate of costs upon which this Agreement is made, LOCAL AGENCY may request additional funds to cover the **Agreement** share of the amount exceeded. However, there is no assurance that any such funds are, or may be, available for reimbursement. Any increase in funding will require an amendment.
- 16. UNDERRUNS: In the event that the total cost of a funded project is less than the estimate of costs upon which this **Agreement** is made, LOCAL AGENCY may request that additional eligible projects/items be approved by STATE for **Agreement** funding. However, there is no assurance that any such approval will be funded. Approval of additional projects/items, not listed on the Proposed Project application, made by STATE, will be in writing and will require an amendment.
- 17. FEDERAL INTEREST IN EQUIPMENT: The Federal Government has a vested interest in any item purchased with VFC funding in excess of \$5,000 regardless of the length of this **Agreement**, until such time as the fair market value is less than \$5,000. The VFC percentage used to purchase the equipment will be applied to the sale price and recovered for the Government during the sale. This percentage will remain the same even following depreciation. The Federal Government may not have to be reimbursed if the disposal sale amounts to a fair market value of less than \$5,000. LOCAL AGENCY will notify STATE of the disposal of such items.

18. EQUIPMENT INVENTORY: Any single item purchased in excess of \$5,000 will be assigned an VFC Property Number by the STATE. LOCAL AGENCY shall forward a copy of the purchase documents listing the item, brand, model, serial number, any LOCAL AGENCY property number assigned, and a LOCAL AGENCY contact and return address to STATE at the address specified in paragraph 12. The STATE will advise the LOCAL AGENCY Contact of the VFC Property Number assigned.
19. AUDIT: LOCAL AGENCY agrees that the STATE, the Department of General Services, the Bureau of State Audits, or their designated representative shall have the right to review and to copy any records and supporting documentation pertaining to the performance of this **Agreement**. LOCAL AGENCY agrees to maintain such records for possible audit for a minimum of five (5) years after final payment, unless a longer period of records retention is stipulated. LOCAL AGENCY agrees to allow the auditor(s) access to such records during normal business hours and to allow interviews of any employees who might reasonably have information related to such records. Further, LOCAL AGENCY agrees to include a similar right of the State of California to audit records and interview staff in any subcontract related to performance of this **Agreement**. (GC 8546.7, PCC 10115 et seq., CCR Title 2, Section 1896).
20. DISPUTES: In the event of any dispute over qualifying matching expenditures of LOCAL AGENCY or audit findings, the dispute will be decided by STATE and its decision shall be final and binding.
21. MONITORING: LOCAL AGENCY agrees to the monitoring of activities as necessary by STATE to ensure that the award is used for authorized purposes, in compliance with Federal statutes, regulations, and the terms and conditions of the agreement; and that performance goals are achieved.
22. INDEMNIFICATION: LOCAL AGENCY agrees to indemnify, defend, and save harmless, the STATE, its officers, agents, and employees, from any and all claims and losses, accruing or resulting to any and all contractors, subcontractors, suppliers, laborers, and any other person, firm or corporation furnishing or supplying work services, materials, or supplies in connection with the performance of this **Agreement**, and from any and all claims and losses accruing or resulting to any person, firm or corporation who may be injured or damaged by LOCAL AGENCY in the performance of this **Agreement**.
23. CIVIL RIGHTS: LOCAL AGENCY agrees to comply with civil rights requirements as detailed in the Complying With Civil Rights Requirements brochure (FS-850) and the And Justice For All poster (AD-475A). The poster is to be placed at all public point of contact/reception areas.
24. DRUG-FREE WORKPLACE REQUIREMENTS: LOCAL AGENCY will comply with the requirements of the Drug-Free Workplace Act of 1990 and will provide a drug-free workplace by taking the following actions:
 - a. Publish a statement notifying employees that unlawful manufacture, distribution, dispensation, possession or use of a controlled substance is prohibited and specifying actions to be taken against employees for violations.
 - b. Establish a Drug-Free Awareness Program to inform employees about:

- 1) the dangers of drug abuse in the workplace;
- 2) the person's or organization's policy of maintaining a drug-free workplace;
- 3) any available counseling, rehabilitation and employee assistance programs; and,
- 4) penalties that may be imposed upon employees for drug abuse violations.

c. Every employee who works on the proposed **Agreement** will:

- 1) receive a copy of the company's drug-free workplace policy statement; and,
- 2) agree to abide by the terms of the company's statement as a condition of employment on the **Agreement**.

Failure to comply with these requirements may result in suspension of payments under the **Agreement** or termination of the **Agreement** or both and LOCAL AGENCY may be ineligible for funding of any future State **Agreement** if the department determines that any of the following has occurred: (1) the LOCAL AGENCY has made false certification, or violated the certification by failing to carry out the requirements as noted above. (GC 8350 et seq.)

25. **TERM:** The term of the **Agreement** SHALL COMMENCE ON THE LAST SIGNATORY DATE ON PAGE 1 and continue through June 30, 2025.
26. **TERMINATION:** This **Agreement** may be terminated by either party giving 30 days written notice to the other party or provisions herein amended upon mutual consent of the parties hereto.
27. **AMENDMENTS:** No amendment or variation of the terms of this **Agreement** shall be valid unless made in writing, signed by the parties and approved as required. No oral understanding or **Agreement** not incorporated in the **Agreement** is binding on any of the parties.
28. **INDEPENDENT CONTRACTOR:** LOCAL AGENCY, and the agents and employees of LOCAL AGENCY, in the performance of this **Agreement**, shall act in an independent capacity and not as officers or employees or agents of the STATE or the Federal Government.
29. **INDIRECT RATE:** LOCAL AGENCY may not assess an indirect rate in excess of their Federally approved Negotiated Indirect Cost Rate Agreement (NICRA), a de minimis rate if LOCAL AGENCY does not have an approved NICRA, or the VFC program cap rate of 10%, whichever is lesser. LOCAL AGENCY may also elect not to assess an indirect rate. The approved indirect cost rate at the time of execution is 0%.

30. MEDIA: LOCAL AGENCY shall acknowledge STATE and USDA Forest Service support in any publications, audiovisuals and electronic media developed as a result of this award.

It is encouraged to give public notice of the receipt of this award and announce progress and accomplishments, acknowledging STATE and USDA Forest Service support. Follow direction in USDA Supplemental 2 CFR 415.2.

31. ASSIGNMENT: This Agreement is not assignable by LOCAL AGENCY either in whole or in part.

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY AUTHORIZING THE GRIDLEY
FIRE DEPARTMENT TO RECEIVE A VOLUNTEER FIRE ASSISTANCE GRANT**

BE IT RESOLVED by the Gridley City Council as follows:

1. The Mayor is hereby authorized and directed to execute, on behalf of the City of Gridley, and the State of California Department of Forestry and Fire Protection, a grant in the amount of \$4,878.00 provided under the Cooperative Forestry Assistance Act of 1978 (7GF24017).
2. The City Clerk shall attest to the adoption of this Resolution.

NOW, THEREFORE, BE IT FURTHER RESOLVED by Gridley City Council to approve the supplemental appropriation from the account 060-4060-56300 of \$4,878.00 for the cost associated for the equipment to be purchased with this grant. To recognize the grant revenues, approve supplement revenues of \$4,878.00 to account 010-0000-46611.

I HEREBY CERTIFY that the foregoing resolution of the City Council of the City of Gridley was duly introduced passed and adopted at a regular meeting of the City Council of the City of Gridley held on October 21, 2024, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST:

APPROVE:

Elisa Arteaga, City Clerk

Michael W. Farr, Mayor

City Council Agenda Item #4
Staff Report

Date: October 21, 2024
To: Mayor and City Council
From: Elisa Arteaga, City Administrator

X	Regular
	Special
	Closed
	Emergency

Subject: Adoption of 2024 Butte County Local Hazard Mitigation Plan

Recommendation

City staff respectfully recommends that the City Council pass a Resolution adopting the most recent edition of the Butte County Local Hazard Mitigation Plan.

Background

On September 26, 2024 the Draft 2024 Local Hazard Mitigation Plan (LHMP) was submitted to CalOES with a request for joint review with the Federal Emergency Management Agency (FEMA). The Draft LHMP can be viewed on the county website. [Butte-County-LHMP-Update Sept-2024-PDF \(buttecounty.net\)](https://www.buttecounty.net/DocumentCenter/View/11111111-1111-1111-1111-111111111111).

The purpose of the 2024 Butte County Local Hazard Mitigation Plan is to reduce or eliminate long-term risk to people and property, critical infrastructure, natural and historic and cultural resources, and other community assets from future hazards and natural disasters. The Local Hazard Mitigation Plan Update was developed for participating agencies to be eligible for federal disaster assistance, specifically FEMA hazard Mitigation Grant Program (HMGP), Building Resilient Infrastructure and Communities (BRIC) program and the Flood Mitigation Assistance (FMA) program.

Financial Impact

No additional financial impact is anticipated with this adoption.

Compliance with City Council Strategic Plan or Budget Goals

The City Council and City staff are committed to providing effective leadership while providing quality cost effective local government services.

Attachments

Resolution 2024-R-041: A Resolution of the City of Gridley Adopting the 2024 Butte County Local Hazard Mitigation Plan

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY ADOPTING THE 2024 BUTTE COUNTY LOCAL HAZARD MITIGATION PLAN

WHEREAS, the City of Gridley (City) recognizes the threat that natural hazards pose to peoples an property within the City; and

WHEREAS the City has prepared a multi-hazard mitigation plan, hereby known as 2024 Butte County Local Hazard Mitigation Plan in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS 2024 Butte County Local Hazard Mitigation Plan identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in the City from the impacts of future hazards and disasters; and

WHEREAS adoption by the City Council demonstrates its commitment to hazard mitigation and achieving the goals outlined in the 2024 Butte County Local Hazard Mitigation Plan.

WHEREAS, the City is seeking FEMA approval of hazard mitigation plan desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the 2024 Butte County Local Hazard Mitigation Plan by reference into the Safety Element of the General Plan in accordance with the requirements of AB 2140; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY OF GRIDLEY, CA, THAT:

the City of Gridley adopts the 2024 Butte County Local Hazard Mitigation Plan. While content related to the City may require revisions to meet the plan approval requirements, changes occurring after adoption will not require the City to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.

BE IT RESOLVED by the City Council of the City of Gridley adopts the 2024 Butte County Local Hazard Mitigation Plan by reference into the safety element of their general plan in accordance with the requirements of AB 2140; and

BE IT FURTHER RESOLVED, the City will submit this adoption resolution to the California Office of Emergency Services and FEMA Region IX officials to enable the plan's final approval in accordance with the requirements of the Disaster Mitigation Act of 2000 and to establish conformance with the requirement of AB 2140.

I HEREBY CERTIFY that the foregoing resolution was duly passed and adopted by the City Council of the City of Gridley at a regular meeting thereof, held on the 21st day of October, 2024, by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ATTEST:

APPROVE:

Elisa Arteaga, City Clerk

Mike Farr, Mayor



Appendix D Adoption Resolution

Note to Reviewers: When this plan has been reviewed and approved pending adoption by FEMA Region IX, the adoption resolutions will be signed by each participating jurisdiction and added to this appendix. Three model resolutions are provided below. For the County and the incorporated communities this adoption resolution also includes intent to comply with AB 2140 requiring adoption by reference or incorporation into the Safety Element of the General Plan.

Three resolutions were created – one for the County and incorporated communities, one for the Special Districts, and one for the Tribe.

Sample County and Incorporated Community Adoption Resolution

(LOCAL GOVERNMENT: County/Incorporated Communities)

RESOLUTION NO.

A RESOLUTION OF (LOCAL GOVERNMENT) ADOPTING THE (TITLE AND DATE OF MITIGATION PLAN).

WHEREAS the (local governing body) recognizes the threat that natural hazards pose to people and property within (local government); and

WHEREAS the (local government) has prepared a multi-hazard mitigation plan, hereby known as (title and date of mitigation plan) in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS (title and date of mitigation plan) identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in (local government) from the impacts of future hazards and disasters; and

WHEREAS adoption by the (local governing body) demonstrates its commitment to hazard mitigation and achieving the goals outlined in the (title and date of mitigation plan).

WHEREAS, the (local governing body) seeking FEMA approval of hazard mitigation plan desires to comply with the requirements of the Disaster Mitigation Act and to augment its emergency planning efforts by formally adopting the (title and date of mitigation plan) by reference into the Safety Element of the General Plan in accordance with the requirements of AB 2140; and

NOW THEREFORE, BE IT RESOLVED BY THE (LOCAL GOVERNMENT), (STATE), THAT:

In accordance with (local rule for adopting resolutions), the (local governing body) adopts the (title and date of mitigation plan). *While content related to (local government) may require revisions to meet the plan approval requirements, changes occurring after adoption will not require (local government) to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.*

BE IT RESOLVED, that the (Name of Government/District/Organization seeking FEMA approval of hazard mitigation plan) adopts the (title and date of mitigation plan) by reference into the safety element of their general plan in accordance with the requirements of AB 2140; and

BE IT FURTHER RESOLVED, the (local governing body) will submit this adoption resolution to the California Office of Emergency Services and FEMA Region IX officials to enable the plan's final approval in accordance with the requirements of the Disaster Mitigation Act of 2000 and to establish conformance with the requirement of AB 2140.

ADOPTED by a vote of ____ in favor and ____ against, and ____ abstaining, this ____ day of _____, _____.

By: _____ (print name)

ATTEST: By: _____ (print name)

APPROVED AS TO FORM: By: _____ (print name)

Sample Special District Adoption Resolution

(LOCAL GOVERNMENT: Special Districts)

RESOLUTION NO.

A RESOLUTION OF (LOCAL GOVERNMENT) ADOPTING THE (TITLE AND DATE OF MITIGATION PLAN).

WHEREAS the (local governing body) recognizes the threat that natural hazards pose to people and property within (local government); and

WHEREAS the (local government) has prepared a multi-hazard mitigation plan, hereby known as (title and date of mitigation plan) in accordance with federal laws, including the Robert T. Stafford Disaster Relief and Emergency Assistance Act, as amended; the National Flood Insurance Act of 1968, as amended; and the National Dam Safety Program Act, as amended; and

WHEREAS (title and date of mitigation plan) identifies mitigation goals and actions to reduce or eliminate long-term risk to people and property in (local government) from the impacts of future hazards and disasters; and

WHEREAS adoption by the (local governing body) demonstrates its commitment to hazard mitigation and achieving the goals outlined in the (title and date of mitigation plan).

NOW THEREFORE, BE IT RESOLVED BY THE (LOCAL GOVERNMENT), (STATE), THAT:

In accordance with (local rule for adopting resolutions), the (local governing body) adopts the (title and date of mitigation plan). *While content related to (local government) may require revisions to meet the plan approval requirements, changes occurring after adoption will not require (local government) to re-adopt any further iterations of the plan. Subsequent plan updates following the approval period for this plan will require separate adoption resolutions.*

BE IT FURTHER RESOLVED, the (local governing body) will submit this adoption resolution to the California Office of Emergency Services and FEMA Region IX officials to enable the plan’s final approval in accordance with the requirements of the Disaster Mitigation Act of 2000.

ADOPTED by a vote of ____ in favor and ____ against, and ____ abstaining, this ____ day of _____, _____.

By: _____ (print name)

ATTEST: By: _____ (print name)

APPROVED AS TO FORM: By: _____ (print name)

Sample Tribal Adoption Resolution

(Insert name of Tribal Government)

RESOLUTION NO.

[Insert Title and Date of Mitigation Plan]

WHEREAS the [insert Tribal governing body name] recognizes the threat that natural hazards pose to people and property within the [insert Tribe name];

WHEREAS the [insert Tribe name] has prepared a multi-hazard mitigation plan in accordance with the Disaster Mitigation Act of 2000 and the requirements in Title 44 Code of Federal Regulations Section 201.7;

WHEREAS the Plan specifically addresses hazard mitigation strategies and plan maintenance procedures for [insert Tribe name];

WHEREAS the Plan recommends several hazard mitigation actions and projects that will provide mitigation for specific natural hazards that impact [insert Tribe name], with the effect of protecting people and property from loss associated with those hazards;

WHEREAS, adoption of this plan will make the [insert Tribe name] eligible for funding to alleviate the impacts of future hazards on the Reservation,

NOW THEREFORE BE IT RESOLVED by the [insert appropriate official titles] of the [insert Tribe name] that:

1. The Plan is hereby adopted as an official plan of [insert Tribe name].
2. The respective officials identified in the mitigation strategy of the Plan are hereby directed to pursue implementation of the recommended actions assigned to them.
3. Future revisions and plan maintenance required by 44 CFR 201.7 and FEMA are hereby adopted as a part of this resolution for a period of five (5) years from the date of this resolution.
4. An annual report on the progress of the implementation elements of the Plan shall be presented to the [insert appropriate official titles such as Mayor, Governor, Tribal Council, etc.] by [insert date] of each calendar year.
5. The [insert Tribe name] will comply with all applicable Federal statutes and regulations in effect with respect to the periods for which it receives grant funding, including 2 CFR Parts 200 and 3002; and will amend our plan whenever necessary to reflect applicable changes in Tribal or federal laws and statutes.

PASSED by the [insert appropriate title], this ___ day of ___ (month), ____ (year).

City Council Agenda Item #5
Staff Report

Date: October 21, 2024
To: Mayor and City Council
From: Elisa Arteaga, City Administrator
Subject: State Route 99 Waterline Relocation Project – Construction Management and Inspection Services Task Order

X	Regular
	Special
	Closed
	Emergency

Recommendation

City staff respectfully recommend that the City Council authorize the City Administrator to execute a Task Order with 4Leaf, Inc. in the amount of \$113,867 and a budget of \$125,000. Task Order CM-01 for Construction Management Services will include construction management, inspection services and materials testing for SR-99 Waterline Relocation Project. The contract is based on Time and Material rates and is subject to change based on actual time of construction.

Background

The City has been partnered with BCAG and Caltrans for the Complete Streets Improvement Project on State Route 99 that runs all the way through the City of Gridley. The project started as a Caltrans pavement maintenance effort but through years of community outreach and coordination between the local agencies, millions of dollars of additional funding have been secured to improve safety and beautify the City. The improvements proposed in the Complete Streets Project include new ADA compliant 8-foot sidewalks separated from traffic and accessible for bicycles, landscaping, uniform lighting, and a storm drain system.

As a result of the improvements, sections of the City’s watermain in the State right of way conflict with the proposed drainage system and require relocation. The sections of the waterline that need relocation to avoid conflicts are located at the intersection of Sheldon Ave and a section from Obermeyer Ave. to Archer Ave. The relocation will lower the section of pipe at Sheldon Ave and will shift the pipe west into the northbound travel lane from Obermeyer Ave to Archer Ave to provide the minimum separation requirements between the future storm drain and watermain. In total, approximately 1,400 feet of pipe will be replaced, and upsized, most of which are over 50 years old and made of Asbestos Concrete.

To meet the current schedule for the construction of the Complete Streets Improvements, the relocation of the waterline needs to be completed by March 1, 2025.

On September 3rd, 2024, the City Council authorized the City Administrator to execute professional service agreement contracts with four firms for the On-call construction management and inspection services for the City. Staff requested proposals for construction management and inspection from all four firms on the on-call list. 4 Leaf, Inc. provided the lowest cost estimate for the proposed work. The table below lists cost received from each firm.

Firm	CM/RE	Materials Testing	Total
4Leaf, Inc.	\$81,242	\$32,625	\$113,867
Ghirardelli	\$92,955	\$61,093.00	\$154,048
Gannett Fleming	\$109,161	\$53,315	\$162,476
UNICO	\$74,350	\$42,042	\$116,392

Financial Impact

The portion of the project is budgeted in the City’s FY-24/25 CIP Budget for the water line project. However, if the use of the construction contingency is required later in construction, this contract could put the project over the original budget amount. Staff is working on budget adjustments and will report on any recommended budget adjustments during the mid-year budget review.

Compliance with City Council Strategic Plan or Budget Goals

The City Council and City staff are committed to providing effective leadership while providing quality cost-effective local government services.

Attachments – 4Leaf, Inc. - Scope and Fee



October 1, 2024

CITY OF GRIDLEY
QUOTE FOR INSPECTION / RE SERVICES

TASK ORDER #01

STATE ROUTE 99 WATERLINE RELOCATION PROJECT

CONSTRUCTION RE/INSPECTION SERVICES

Schedule/Duration: October 30, 2024 to December 31, 2024 (40 work days)

TASK ORDER SCOPE: Provide construction inspection services, as needed Resident Engineer services, and material testing services for the SR99 Waterline Relocation Project.

The work consists of removing the existing 10" asbestos concrete waterline and installing new 12" C-900 PVC pipe for approximately 1,330 linear feet and lowering an existing 10" C-900 pipe segment. The project also includes removal of existing hydrants, installation of new hydrants, and water service line reconnections. The project will occur along the State Route 99 corridor within the City Limits.

The project is estimated at 40 work days and will be night shift. We propose a full time senior level inspector to provide inspections and coordinate as necessary with a Resident Engineer for RFI research or other engineering tasks.

Our inspector will produce detailed daily inspection reports, coordinate material testing and geotech inspections, monitors SWPPP/BMP and environmental compliance, encroachment permit compliance. He will monitor the project scope and the schedule, facilitate the submittal, RFI, and Change Order processes, and help to keep forward momentum on the project on behalf of the City. Our team will attend a pre-con meeting with Caltrans. Our scope will include red line markups of field changes in scope.

Proposed Lead Inspector: Dave Irby

We chose Senior Construction Inspector Dave Irby for his extensive experience on public works utility projects and his proximity to the jobsite. Dave has extensive project experience with underground utilities from his work with SMUD and PG&E and brings a strong background knowledge of local procedures and protocols and jobsite management. Dave is scrupulous in his record keeping, maintaining the required documentation.

Proposed As Needed Resident Engineer: Guy Howes, PE

Guy is an experienced California Registered Civil Engineer with extensive project experience including 27 years with the City of Roseville.

Material Testing: Construction Testing Services (CTS), Inc.

Our subconsultant firm, Construction Testing Services, Inc. will provide trench and pavement testing to meet Caltrans requirements. Material testing services will consist of:

Onsite Testing

Trench backfill compaction

Asphalt nuclear gauge comp test

Laboratory Testing

ASTM D2041 RICE METHOD GRAVITY

ASTM D1557 MODIFIED PROCTOR TEST



COST ESTIMATE

TASK ORDER #01

SR 99 Waterline Relocation Project

Task Order	Sub Task	Task Description	Principal In Charge Bert Gross, PE	Construction Inspector	Resident Engineer	Cost Per Task
		Hourly Rate	\$205	\$172	\$188	
1		STATE ROUTE 99 WATERLINE RELOCATION (40 work days - night shift)	Hours	Hours	Hours	
		Total Inspection/RE Services	6	328	88	\$74,190
		Night shift adjustment (12.5%) for inspector only		0.125		\$7,052
		Material Testing and Special Inspection Services				\$32,625
		Total Task 01				\$113,867

BASIS OF CHARGES

- a) Assumes project will require compliance with California Prevailing Wage rate requirements under SB 854, and the County will be required to file a PWC-100 Form to the California Department of Industrial Relations for the project.
- b) Rates for prevailing wage categories are subject to annual escalations in accordance with the bi-annual wage determinations from the California DIR. Rates based on California DIR's wage determinations dated 9/17/2020, the RFP issue date.
- c) Per the new requirements being enforced under SB 854 and because it is assumed that a PWC-100 Form will be filed by the County to the CA DIR, 4LEAF is required to notify an authorized Apprenticeship Committee through submittal of a DAS-140 form. 4LEAF is then required to make an official request to an authorized Apprenticeship Committee for an apprentice by submitting a DAS-142 form. We are not assured the apprenticeship committee will be able to provide a suitable / qualified apprentice for the project. Per the apprenticeship requirements, the hours worked by the apprentice must be in a ratio of 1:5 for apprentice to journeyman hours. Hours are included as a placeholder in the event that an apprenticeship for a public works inspector is required and dispatched by the apprenticeship committee.
- d) Site work is subject to an 8 hour minimum unless stated otherwise.
- e) 4LEAF staff will be supplied with typical tools of the trade to perform their daily tasks (e.g., cell phone, laptop computer, and PPE). Assumes County will provide office space for CM and Inspector to finalize daily reports and other project paperwork.



CONSTRUCTION TESTING SERVICES

PRELIMINARY ESTIMATE: QUALITY ASSURANCE INSPECTIONS & TESTING

DATE: 10/01/2024
PROPOSAL No.: P27371
CLIENT: 1248 - 4LEAF, Inc
PROJECT: Gridley Hwy 99 Waterline Project
 Township Rd and West Liberty Rd
LOCATION: Gridley

ITEM: I	ESTIMATED DAYS	ESTIMATED HOURS	UNIT PRICE	ESTIMATED TOTAL	
ONSITE TESTING & INSPECTIONS					
GEOTECHNICAL SERVICES					
TRENCH BACKFILL COMPACTION (PORTAL TO PORTAL) NT	14	8	\$152.00	\$17,024.00	
ASPH. NUC GAUGE COMP TEST (PORTAL TO PORTAL) NT	2	8	\$152.00	\$2,432.00	
FIELD MILEAGE - NUC GAUGE	16	110	\$0.670	\$1,179.20	
F385P-TRAVEL TIME -W/NUC GAUGE NT	16	2	\$152.00	\$4,864.00	
Preliminary Sub-Total of Onsite Testing & Inspection (approx.)				\$25,499.20	
ITEM: II			ESTIMATED UNIT/HOURS	UNIT PRICE	ESTIMATED TOTAL
LABORATORY TESTING & ENGINEERING					
ASTM D2041 RICE GRAVITY			2	\$500.00	\$1,000.00
ASTM D1557 MODIFIED PROCTOR			2	\$350.00	\$700.00
SAMPLE PICK-UPS			4	\$15.00	\$60.00
STAFF ENGINEER			5	\$165.00	\$825.00
FIELD SUPERVISION			1	\$165.00	\$165.00
PROJECT MANAGER			5	\$165.00	\$825.00
PRINCIPAL ENGINEER			1	\$380.00	\$380.00
CERTIFIED PAYROLL ADMIN (IF NEEDED)			1	\$205.00	\$205.00
Preliminary Subtotal of Laboratory Testing & Engineering (approx.)					\$4,160.00
				Preliminary Estimated Fees	\$29,659.20
				Project Administration (10%)	\$2,965.92
				Total Preliminary Estimated Fees	\$32,625.12

*Steel shop price based on work being done in Northern California in one shop and one shift. If work is performed at night a 12.5% differential will be charged.
 A 10% project administration fee will be charged monthly per invoice.
 No contingency is budgeted by CTS for uncontrollable overtime, union or prevailing wage increases and unforeseen requirements that may arise in the specifications, as well as for work over the estimated hours. Owner should budget appropriate amount for budgetary purposes.
 No construction schedule was available at the time this estimate was prepared. See attached fee schedule for basis of charges.
 The liability of Construction Testing Services (CTS) is limited to CTS's contract value.
 Estimate includes portal to portal travel time for nuclear gauge transport from laboratory per requirements of the CA Radiological Health Branch.
 Drive time with equipment including but not limited to nuclear gauge will be billed at the OT rate if over of 8hrs worked for the day.

2024 FEE SCHEDULE - P27371 10/1/2024
PERSONNEL FEES AND BASIS OF CHARGES
INSPECTIONS, ENGINEERING & SPECIAL SERVICES

	Standard Rate/Hour	Discount Rate/Hour
* FIELD INSPECTION AND LABORATORY SERVICE		
Steel Visual	\$245.00	
Nondestructive - UT, MT, PT	\$250.00	
Steel Visual/UT Combination	\$250.00	
Steel Shop Inspections – Outside Northern California	\$245.00	
Concrete ACI	\$246.00	\$135.00
Concrete ICC	\$246.00	\$135.00
Masonry	\$245.00	
Fireproofing	\$245.00	
Firestopping	\$245.00	
Shear Wall Nailing/Framing/Hold Downs	\$245.00	
Soil Technician w/Nuclear Gauge and/or Sand Cone (portal-to-portal)	\$246.00	\$135.00
Asphalt Technician (portal-to-portal)	\$246.00	\$135.00
Shoring/Soldier Piers	\$245.00	
Roofing & Waterproofing	\$245.00	
NACE Coating Inspection - Level II	\$295.00	
NACE Coating Inspection - Level III	\$355.00	
Med-Gas 6020	\$245.00	
Multi-Disciplined Inspector	\$245.00	
Inspector Requiring G1 Pay Grade	\$295.00	
Specialty Inspector or Where Formal Certification is Required	\$245.00	
Field Inspector with Special Enhancement	\$245.00	
DSA Masonry Inspector	\$250.00	
Safety Manager/Safety Inspector/Jobsite Safety Accountability Supervisor (JSAS)	\$515.00	
Laboratory Technician	\$245.00	
Additional Sample Preparation Time	\$245.00	
Technician Typist	\$245.00	
**PROFESSIONAL ENGINEERING SERVICES		
Principal Engineer (Civil/Structural)	\$380.00	
Geotechnical Engineer	\$335.00	
Professional Geologist	\$320.00	
Consulting Engineer (Civil/Structural)	\$315.00	
Associate Engineer, Licensed	\$275.00	
Project Manager/Project Executive	\$246.00	\$165.00
Staff Engineer	\$246.00	\$165.00
Field Supervision	\$246.00	\$165.00
ASNT Level III	\$295.00	
Drafting	\$180.00	
Quality Control Manager	QOR	
SPECIAL SERVICES		
Portable and Mobile Laboratories, NDT and Soils	QOR	
* Epoxy Bolt/Expansion Anchor - Installation Observation	\$245.00	
* Epoxy Bolt/Expansion Anchor Proof Load Testing (portal-to-portal)	\$245.00	
* Coring, 1 Person (including equipment) (portal-to-portal)	\$320.00	
* Coring, 2 Persons (including equipment) (portal-to-portal)	\$475.00	
* Asphalt Coring (portal-to-portal)	\$345.00	
Project Research	QOR	
Ultrasonic Testing for Non-Metallic Materials	QOR	
Pavement Rehabilitation Analysis Using Deflections	QOR	
Roof Moisture Survey	QOR	
Soil Drilling Equipment	QOR	
Geotechnical Site Investigations/Foundation Reports	QOR	
Estimating Concrete Strength by the Maturity Method - Equipment Fee \$125/kit	ASTM C1074	
CSL/Crosshole Sonic Logging	QOR	
Vector Mapping	QOR	
Roof Uplift Testing	QOR	
Inclinometer Testing	QOR	
Vibration Monitoring/Accelerometer	QOR	
Tilt Monitoring	QOR	
External Windows And Doors Dynamic Water Penetration Testing	AAMA 501.1	
Curtain Wall Testing	AAMA 501.2	
Ground Penetrating Radar	QOR	
DCP - Dynamic Cone Penetrometer	QOR	
Gamma-Gamma Logging of CIDH Piles (Daily Rate)	CT233	
FGIA/AAMA Window and Skylight Testing (Daily Rate)	ASTM E1105, AAMA 501.2, 502 503	
Pachometer, Schmidt Hammer, Windsor Probe, Skidmore - Equipment Fee \$115/Day (portal-to-portal)	\$355.00	
Ultrasonic Pulse Velocity Testing - Equipment Fee \$250/Day (portal-to-portal)	ASTM C597	
Impact Echo Testing - Equipment Fee \$250/Day (portal-to-portal)	ASTM C1383	
Floor Flatness Testing FF/FL - Equipment Fee \$115/Day (portal-to-portal)	ASTM E1155	
Surface Friction Properties Using Pendulum Tester - Equipment Fee \$115/Day (portal-to-portal)	ASTM E303	
Measuring Moisture Vapor Emission Rate (Calcium Chloride) - \$55/Kit (portal-to-portal)	ASTM F1869	
Relative Humidity Testing - \$75/Kit (portal-to-portal)	ASTM F2170	
Ferrosan - Equipment Fee \$115/day (portal-to-portal)	\$355.00	
GPR - Equipment Fee \$115/day (portal-to-portal)	\$405.00	
Dynamic Cone Penetrometer - Equipment Fee \$155/day	\$405.00	
Administration, Secretarial, Special Projects, Notary, Certified Payroll	\$205.00	
Concrete/Grout/Mortar Mix Design Review (less than 48 hours notice - \$500)	\$380.00	
Welding Procedure Review (less than 48 hours notice - \$500)	\$380.00	
Procedure Qualification Record (PQR) - Standard Procedure (document fee)	\$555.00	
Welding Procedure Specification (WPS) - Standard Procedure (document fee)	\$555.00	
Welder Qualification Test Record (WQTR) - Standard Procedure (document fee)	\$555.00	
DSA Interim Reports	\$230.00	
Geotechnical Pad Letter (less than 48 hours notice - \$550)	\$405.00	
Final Letter (less than 48 hours notice - \$550)	\$406.00	
EXPERT WITNESS TESTIMONY		
Court appearance, per day	\$3,005.00	
Court appearance, per half day	\$2,005.00	

* Field inspection and laboratory technician services will be billed in accordance with minimums shown on Basis of Charges.
** Professional engineering services will be billed in two hour increments.

BASIS OF CHARGES

GENERAL

Fees for tests and inspection include cost of technician, normal equipment and regular reports. Engineering services will be charged at applicable rates and will require travel and mileage charges for equipment transport and storage per code (portal to portal) from the nearest CTS laboratory. Soils testing with nuclear gauge and/or sand cone equipment and inspections requiring equipment will require applicable travel and mileage charges for equipment transport and storage per code (portal-to-portal) from the nearest CTS laboratory. Fees for special projects, services overseas, or elsewhere in the United States, will be quoted on request. With prior notification to Client; charges are subject to change at any time. Construction Testing Services reserves the right to adjust the rates quoted in this contract based upon any Union or prevailing wage increases and/or changes in any industry requirements.

MINIMUM HOURLY CHARGES – INSPECTION

Technician personnel and the following minimum charges are contractual commitment:

One-half day or less	4 Hours
Over one-half day	8 Hours
Show-up time (less than 2 hours notice = 4 hour charge)	2 Hours

WORKING HOURS AND PREMIUM TIME

Regular workday is the first 8 hours between 6:00 am and 6:00 pm Monday through Friday. Premium time is as follows:

Overtime, Weekdays and Saturdays (first 8 hours)	1.5 x quoted hourly rate
Overtime Saturdays (over 8 hours) and Sundays (first 8 hours)	2 x quoted hourly rate
Overtime Sundays (over 8 hours) and Holidays	3 x quoted hourly rate
Shift differential, swing and graveyard -	

(Work performed between 2:00 pm and 4:00 am) 12.5%/hour additional to base or quoted rate.

MISCELLANEOUS CHARGES - Only Where Applicable

Notary Services Fee	\$45.00/each	
Facsimile Charges. Plus \$1.00/page (n/c for cover page)	\$12.00/minimum	
Wireless Router/Data Card for Jobsite Internet	\$140.00/day	
iPad Monthly Rental Fee	\$105.00/month	
Electronic Reporting Fees/Subscriptions (PlanGrid, BIM, etc.)	At Cost	
Parking Fees	At Cost	
Air Travel	Cost Plus 20%	
Outside Services	Cost Plus 30%	
Subsistence (per Union contract)	\$135.00/day	
Subsistence Premium: Meal Allowance (over 100 miles one way) (per Union contract)	\$35.00/day	
Subsistence Premium: Meal Allowance (over 150 miles one way) (per Union contract)	\$90.00/day	
Mileage	Standard Federal Rate	
Sample Pickup	\$35.00/each	\$15.00/each
Sample Pickup Trip Charge	QOR	
Weekend Sample Pickup	\$155.00/each	
Project Administration	20% of Monthly Invoice	10% of Monthly Invoice
Samples Made by Others: Concrete Cylinders	\$135 + Test	
Samples Made by Others: All Other Tests	\$80.00 + Test	
Laboratory Sample Witness Fee	\$135.00	
Laboratory Sample Storage Fee (per sample)	\$125.00	
EZ Cure Boxes (Thermostatically Controlled Curing Boxes)	QOR	
Returned Check Fee	\$155.00	
Additional Sample Retention	QOR	

TESTS

Testing fees shown include normal time for performing test. Samples requiring special preparation will be charged at the laboratory technician rate. Fees for tests not listed will be quoted upon request. There will be a minimum charge of \$100.00 for any engineering report. Please note some tests may be tested by subconsultants. Samples delivered to the laboratory after 3:00pm or samples needing results within 24 hours will incur a 50% mark-up.

INSURANCE

The liability of Construction Testing Services (CTS) is limited to CTS's contract value.

PAYMENT

Invoices will be submitted monthly or bimonthly for services performed during the preceding month and are payable on receipt. Interest of 1.5% per month (but not exceeding the maximum rate allowable by law) will be payable on any amounts not paid within 30 days, payment thereafter to be applied first to accrued interest and then to the principle unpaid amount. Attorney's fees or other costs incurred in collecting any delinquent amount shall be paid by client. Visa, MasterCard and American Express payments are accepted however fees will apply. Visa and MasterCard payments require an additional 3% on top of the amount of the invoice being paid. American Express payments require an additional 4% on top of the amount of the invoice being paid.

CONCRETE AND MASONRY TESTS

		Standard Rate/Each	Discounted Rate/Each
CONCRETE			
Compressive Strength of Cylindrical Concrete Specimens (6x12)	ASTM C39 and CT521	\$400.00	\$80.00
Compressive Strength of Cylindrical Concrete Specimens (4x8)	ASTM C39 and CT521	\$400.00	\$80.00
Compressive Strength of Cylindrical Concrete Specimens (Over 8000 PSI)	ASTM C39 and CT521	\$175.00	
Cylinder molds. 6" x 12" and 4" x 8"	ASTM C470	\$95.00	
Compressive Strength of Lightweight Insulating Concrete	ASTM C495	\$115.00	
Compressive Strength of Cylindrical Concrete Core and Sawed Beam Specimens	ASTM C42	\$150.00	
Flexural Toughness of Fiber Reinforced Concrete (Round Panel)	ASTM C1550	\$560.00	
Flexural Strength of Concrete (Using Simple Beam with Third-Point Loading)	ASTM C78	\$360.00	
Flexural Strength of Concrete (Using Simple Beam with Third-Point Loading)	CT523 and CT524	\$360.00	
Length Change of Hardened Hydraulic-Cement Mortar and Concrete (Shrinkage, 1 Sample)	ASTM C157	\$185.00	
Shotcrete Nozzleman Qualification Letter (Per Nozzleman, Per Position)	ACI 506, ASTM C42 and C1140	\$510.00	
Shotcrete Pre-Qualification Cores (Compression and Visual)	ACI 506, ASTM C42 and C1140	\$135.00	
Shotcrete Production Cores	ASTM C1140	\$135.00	
Coefficient of Thermal Expansion	AASHTO T336	\$585.00	
Determining Density of Structural Lightweight Concrete (Cylinders)	ASTM C567	\$460.00	
Standard Specification for Concrete Made by Volumetric Batching and Mixing	ASTM C685	\$3,000.00	
Cement Quality Sampling	CBC 2010	\$710.00	
Physical Testing of Gypsum, Gypsum Plasters and Gypsum Concrete	ASTM C472	\$75.00	
Splitting Tensile Strength of Cylindrical Concrete Specimens	ASTM C496	\$280.00	
Static Modulus of Elasticity and Poisson's Ratio of Concrete in Compression	ASTM C469	\$260.00	
Grab Sample, Sealing and Storing in a Humidity and Temperature Controlled Room	CBC	\$170.00	
Density of Hydraulic Cement	ASTM C188	\$230.00	
Testing of Controlled Low Strength Material (CLSM) Test Cylinders	ASTM D4832	\$185.00	
GFRC Pull Test	PCI	\$450.00	
GFRC Flexural Test	PCI	\$450.00	
Foaming Agents for Use in Producing Cellular Concrete Using Prefomed Foam (Cell-Crete)	ASTM C796	\$610.00	
MASONRY			
Compressive Testing of Grout (Masonry)	ASTM C1019	\$145.00	
Compressive Strength of Hydraulic Cement Mortars Using 2" Cube Specimens	ASTM C109	\$145.00	
Compressive Strength of Masonry Prisms	ASTM C1314	\$220.00	
Testing Concrete Masonry Units and Related Units (Core Compression)	CBC 2105A.4	\$220.00	
Compressive Strength of Molded Masonry Mortar Cylinders and Cubes (2" Sample)	ASTM C1080 A7.6	\$145.00	
Testing Concrete Masonry Units (CMU) and Related Units (Full Unit)	ASTM C140	\$220.00	
Linear Drying Shrinkage of Concrete Masonry Units (Per Unit)	ASTM C426	\$325.00	
Masonry Core Shear Testing	CBC 2105A.4	\$325.00	
Testing Concrete Masonry Units (Absorption, Moisture Content, Unit Weight)	ASTM C140	\$400.00	
Brick and Clay Tile (modulus of rupture, compression, saturation coefficient, suction rate, efflorescence)*	ASTM C67	\$1,060.00	
Mortar Molds. 2" x 4". Single Use		\$145.00	
Mortar or Grout, Stored and Cured, Not Tested (Including Mold)		\$145.00	
Veneer Bond Testing, does not include sample fabrication (Set of 5)	ASTM C482	\$535.00	
AGGREGATES (CONCRETE AND SOILS)			
Sieve Analysis of Coarse Aggregates (Coarse Only 2" - No.4)(sample size over 2" QOR)	ASTM C136, CT202, and AASHTO T-27	\$255.00	\$150.00
Sieve Analysis of Fine Aggregates (Fine Only, Wash Included No.4 - No.200)	ASTM C136/C117, CT202, and AASHTO T-27/AASHTO T-11	\$325.00	\$150.00
Sieve Analysis of Combined Fine and Coarse Aggregates (Wash Included 2" - No.200) (sample size over 2" QOR)	ASTM C136/C117, CT202, and AASHTO T-27/AASHTO T-11	\$410.00	
Materials Finer Than 75-µm (No. 200) Sieve in Mineral Aggregates by Washing (200 Wash)	ASTM C117, CT202, and AASHTO T-11	\$255.00	
Evaluating Cleanness of Coarse Aggregate	CT227	\$410.00	
Soundness of Aggregates by Use of Sodium Sulfate or Magnesium Sulfate	ASTM C88, CT214, and AASHTO T-104	\$900.00	
Bulk Density/Unit Weight of Aggregate	ASTM C29, CT212, and AASHTO T-19	\$235.00	
Clay Lumps and Friable Particles in Aggregates	ASTM C142 and AASHTO T-19	\$260.00	
Flat Particles, Elongated Particles or Flat and Elongated Particles in Coarse Aggregate	ASTM D4791 and CT235	\$425.00	
Organic Impurities in Fine Aggregates for Concrete	ASTM C40 and CT213	\$425.00	
Density, Relative Density(Specific Gravity), and Absorption of Coarse Aggregate	ASTM C127, CT206, and AASHTO T-85	\$425.00	
Density, Relative Density(Specific Gravity), and Absorption of Fine Aggregate	ASTM C128, CT207, and AASHTO T-84	\$425.00	
Resistance to Degradation of Small Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine	ASTM C131, C211, and AASHTO T-96	\$575.00	
Resistance to Degradation of Large Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine	ASTM C535	\$575.00	
Percentage of Crushed Particles/Standard Test Method for Determining the Percentage of Fractured Particles in Coarse Aggregate	ASTM D5821, CT205, and AASHTO T-335	\$460.00	
Uncompacted Void Content of Fine Aggregate (as Influenced by Particle Shape, Surface Texture, and Grading)	ASTM C1252, CT234, and AASHTO T304A	\$460.00	
Sand Equivalent Value of Soils and Fine Aggregate	ASTM D2419, CT217, and AASHTO T-176	\$325.00	
Durability Index (Fine)	ASTM D3744, CT229, AASHTO T-210	\$460.00	
Durability Index (Coarse)	ASTM D3744, CT229, AASHTO T-210	\$460.00	
Durability Index (Fine and Coarse)	ASTM D3744, CT229, AASHTO T-210	\$600.00	
Lightweight Particles in Aggregate	ASTM C123 and AASHTO T113	QOR	
Resistance of Rock to Wetting and Drying	CRD-C169	\$635.00	
Aggregate Moisture Content	ASTM C566	\$635.00	

*Unusual sample preparation for brick specimen will be charged at the established hourly rate.

SOILS AND AGGREGATE SERVICES AND TESTS

SOILS		Standard Rate/Each	Discounted Rate/Each
Moisture Content of Soil by Oven	ASTM D2216, CT226, and AASHTO T-265	\$180.00	
Moisture Content of Soil by Microwave Oven	ASTM D4643	\$235.00	
Density of Soil in Place by the Drive-Cylinder Method including Moisture Content of Soil by Oven	ASTM D2937	\$265.00	
Remold of Soil Samples	Varies	\$160.00	
Hydraulic Conductivity of Saturated Porous Materials Using a Flexible Wall Permeameter (Permeability)	ASTM D5084	\$610.00	
Permeability Additional Cell Time		\$610.00	
Direct Shear Test of Soils Under Consolidated Drained Conditions (per point)	ASTM D3080	\$610.00	
Consolidated Undrained Triaxial Compression Test for Cohesive Soils (three points)	ASTM D4767	\$1,110.00	
Consolidated Undrained Triaxial Compression Test for Cohesive Soils (added points)	ASTM D4767	\$385.00	
Consolidated Undrained Triaxial Compression Test for Cohesive Soils (single point)	ASTM D4767	\$385.00	
Consolidated Undrained Triaxial Compression Test for Cohesive Soils (includes 3 points)(includes Pore Pressures)	ASTM D4767	\$1,960.00	
Consolidated Undrained Triaxial Compression Test for Cohesive Soils (added points)(includes Pore Pressures)	ASTM D4767	\$660.00	
Consolidated Undrained Triaxial Compression Test for Cohesive Soils (single point)(includes Pore Pressures)	ASTM D4767	\$660.00	
Unconsolidated Undrained Triaxial Compression Test for Cohesive Soils (per point)	ASTM D2850	\$195.00	
Unconsolidated Undrained Triaxial Compression Test for Cohesive Soils with added backpressure saturation (per point)	ASTM D2850	\$325.00	
One-Dimensional Consolidation Properties of Soils Using Incremental Loading	ASTM D2435	\$585.00	
Unconfined Compressive Strength of Cohesive Soil	ASTM D2166 and CT221	\$500.00	
Compressive Strength of Molded Soil-Cement Cylinders	ASTM D1633	\$500.00	
Particle-Size Analysis of Soils (with Hydrometer)	ASTM D422	\$670.00	
Particle-Size Analysis of Soils (without Hydrometer)	ASTM D422	\$610.00	
Particle-Size Distribution of Fine Grained Soils using Sedimentation Analysis	ASTM D7928 and ASTM D422	\$610.00	
Particle-Size Distribution (Gradation) of Soils Using Sieve Analysis (2" - No.200) (sample size over 2" QOR)	ASTM D6913	\$395.00	\$100.00
Material Finer than No.200 by Washing (200 Wash)	ASTM D1140	\$245.00	\$100.00
Liquid Limit, Plastic Limit, and Plasticity Index of Soils	ASTM D4318 and CT204	\$610.00	
Determination of Organic Soils Classification using Liquid Limit of Soils	ASTM D4318/D2487	\$785.00	
Organic Content of Soils and Peat	ASTM D2974	\$340.00	
Unified Soil Classification System (USCS) Test	ASTM D2487	\$360.00	
Moisture-Density Relations of Soil Using Modified Effort (Modified Proctor)	ASTM D1557	\$535.00	\$350.00
Moisture-Density Relations of Soil Using Standard Effort (Standard Proctor)	ASTM D698	\$535.00	\$350.00
Moisture-Density Relations of Soil Using Modified DWR Method	DWR Modified	\$535.00	
Moisture-Density Relations of Soil Using Rapid Compaction Method	ASTM D5080	\$535.00	
Moisture-Density Relations of Soil-Cement Mixtures	ASTM D558	\$535.00	
Moisture-Density Relations of Soil, 1 Point Check Point	ASTM D698	\$410.00	
Moisture-Density Relations of Soil, 2 Point Check Point	ASTM D698	\$460.00	
Moisture-Density Relations of Soil, 3 Point Check Point	ASTM D698	\$535.00	
Moisture-Density Relations of Soil, 1 Point Check Point	ASTM D1557	\$410.00	
Moisture-Density Relations of Soil, 2 Point Check Point	ASTM D1557	\$460.00	
Moisture-Density Relations of Soil, 3 Point Check Point	ASTM D1557	\$535.00	
Maximum Index Density and Unit Weight of Soils Using a Vibratory Table	ASTM D4253	\$560.00	
Minimum Index Density and Unit Weight of Soils and Calculation of Relative Density	ASTM D4254	\$340.00	
Maximum Dry Unit Weight of Granular Soils Using a Vibrating Hammer	ASTM D7382	\$510.00	
Relative Compaction of Untreated and Treated Soils and Aggregates	CT216	\$610.00	
Determining the Resistance "R" Value of Treated and Untreated Bases, Subbases, and Basement Soils by the Stabilometer	ASTM D2844 and CT301	\$750.00	
Expansion Index of Soils	ASTM D4829	\$510.00	
Standard Test Methods for Specific Gravity of Soil Solids by Water Pycnometer	ASTM D854	\$410.00	
pH of Soils	ASTM D4972	\$560.00	
Density of Hydraulic Cement	ASTM C188	\$385.00	
Volatile Organic Content	EPA 8260B	QOR	
Semi Volatile Organics by GC/MS (Basic Target List)	EPA 8270C	QOR	
Total Organic Carbon	ASTM 2974/EPA 5310Bm	QOR	
ICP Metals Concentration	EPA 6020 - CAM/CCR 17	QOR	
Total Extractable Petroleum Hydrocarbons: TPH, MTBE, Benzene, Toluene, Ethylbenzene, Xylenes, %SS	EPA 8015B	QOR	
ICP Metals Concentration	EPA 6020	QOR	
pH	EPA 9045D	\$610.00	
Sequential Batch Extraction of Waste with Acidic Extraction Fluid	ASTM D5284	QOR	
Chromium Soluble	EPA 7196A	QOR	
Caltrans Corrosivity Package		\$650.00	
Determining Field and Laboratory Resistivity and pH Measurements for Soil and Water	CT643	QOR	
Soils and Waters for Sulfate Content	CT417	QOR	
Soils and Waters for Chloride Content	CT422	QOR	
Pore Water Extraction and Determination of the Soluble Salt Content of Soils by Refractometer	ASTM D4542	\$710.00	
California Bearing Ratio Test (does not include moisture density relations)	ASTM D1883	\$750.00	
Bentonite Slurry Testing		QOR	
Unconfined Compressive Strength of Lime Treated Soils and Aggregates	CT 373 (4 pts)	\$1,505.00	
Unconfined Compressive Strength of Lime Treated Soils and Aggregates	CT 373 (3 pts)	\$1,130.00	

* Unusual sample preparation (dried clays, saturated clays, etc.) and all other tests for treated or untreated soils, aggregate subbase and aggregate base will be charged at established rates for laboratory technician.

** Does not include sample preparation or sieve analysis

ASPHALTIC CONCRETE SERVICES AND TESTS

ASPHALT

		Standard Rate/Each	Discounted Rate/Each
Thickness/Height of Compacted Bituminous Paving Mixture Specimens Field Cores	ASTM D3549 and CT308	\$210.00	
Bulk Specific Gravity of Compacted Bituminous Mixture (Individual field cores or lab compacted)	ASTM D1188, ASTM D2726, CT308, AASHTO	\$325.00	
Lab Compaction Only of Bituminous Mixture by Marshall Apparatus (Marshall) (Per Specimen)	ASTM D6926	\$325.00	
Lab Compaction Only of Bituminous Mixture by CA Kneading Compactor (HVEEM) (Per Specimen)	ASTM D1561, CT304, and AASHTO T-247	\$325.00	
Lab Compaction Only of Bituminous Mixture by Superpave Gyrotory (Superpave) (Per Specimen)	ASTM D6925, and AASHTO T-312	\$325.00	
Laboratory Test Max Density (LTMD) (5 Specimen, includes compaction of specimen and bulk specific Superpave Bulk specific gravity (includes gyrotory compaction of 3 specimen and bulk specific gravity)	ASTM D1561/(D1188 and D2726) and	\$1,160.00	
Marshall Lab Compacted Max Density (3 Specimen, includes compaction of specimen and bulk specific Theoretical Maximum Specific Gravity and Density (Rice)	AASHTO T-312/T-275/T-166	\$1,160.00	
Marshall Stability and Flow of Bituminous Mixtures (average Set of 3, includes sample compaction)	ASTM D6926/(D1188 and D2726)	\$1,160.00	
Measuring the Permeability of Bituminous Pavements and Seal Coats	ASTM D2041, CT309, and AASHTO T-209	\$649.99	\$500.00
Swell of Bituminous Mixtures	ASTM D6926/ASTM D6927	\$1,160.00	
Moisture Vapor Susceptibility of Bituminous Mixtures/Moisture or Volatile Distillates in Asphalt	CT341	QOR	
Stabilometer Value of field compacted cores (Per Specimen)	CT305	\$450.00	
Stabilometer Value of Lab compacted samples (Average of 3 Specimen, Includes Sample Compaction)	ASTM D1461 and CT307	\$1,010.00	
Determination of Asphalt Content of Bituminous Paving Mixtures by the Ignition Method	ASTM D1560, CT366, and AASHTO T-246	\$455.00	
Determination of Correction Factor of Bituminous Paving Mixtures by the Ignition Method	ASTM D1561/D1560, CT304/CT366, and	\$1,160.00	
Quantitative Extraction of Bitumen from Bituminous Paving Mixtures (Solvent)	ASTM D6307, CT382, and AASHTO T-308	\$460.00	
Mechanical Size Analysis (Coarse and Fine) of Extracted Aggregate (Afterburn Gradation)	ASTM D6307, CT382, and AASHTO T-308	\$1,500.00	
Moisture Content of Bituminous Mixture	ASTM D2172 and CT310	\$810.00	
Effect of Water on Compressive Strength of Compacted Bituminous Mixtures (Set of 6)	ASTM D5444, CT202, and AASHTO T-30	\$460.00	
Compressive Strength of Bituminous Mixtures	CT370 and AASHTO T-329	\$485.00	
Hamburg Wheel Track (includes compaction by gyrotory)(includes 2 runs)	ASTM D1075	\$3,710.00	
Tensile Strength Ratio (TSR) Moisture Susceptibility (includes compaction of 6 Specimen)	ASTM D1074	\$360.00	
Tensile Strength Ratio (TSR) Moisture Susceptibility (includes compaction of 12 Specimen)	AASHTO T324	\$4,010.00	
Indirect Tensile (IDT) Strength of Bituminous Mixtures	ASTM D4867 and AASHTO T-283	\$4,010.00	
Air Voids Calculation of Compacted Bituminous Mixture	CT371	\$6,010.00	
PG Verification (Determining Low Temperature Performance Grade (PG) of Asphalt Binders)	ASTM D6931	\$3,760.00	
	ASTM D3203, CT367, and AASHTO T-269	\$225.00	
	ASTM 6816	QOR	

MECHANICAL TESTS AND FIREPROOFING

MATERIALS MECHANICAL TESTS

Mechanical Testing of Steel Products (General Tensile)	ASTM A370	\$560.00	
Fillet Weld Break Test for Qualification (Welding)	AWS B4.0	\$260.00	
Tension Testing of Metallic Materials, Tension Testing Wrought and Cast Aluminum and Magnesium-Alloy	ASTM E8, B557 and AWS B4.0	\$560.00	
Mechanical Testing of Steel Products (Couplers); #3-#11	ASTM A370	\$750.00	
Mechanical Testing of Steel Products (Couplers); #14+	ASTM A370	\$1,500.00	
Impact Testing of Miniaturized Charpy V-Notch Specimens, Notched Bar Impact Testing of Metallic Testing, Practices, and Terminology for Chemical Analysis of Steel Products	ASTM E2248 and ASTM E23	QOR	
Mechanical Testing of Steel Products & Bend Testing of Material for Ductility; #3-#8	ASTM A751	\$385.00	
Mechanical Testing of Steel Products & Bend Testing of Material for Ductility; #9-#11	ASTM A370 and E290	\$450.00	
Mechanical Testing of Steel Products & Bend Testing of Material for Ductility; #14+	ASTM A370 and E290	\$510.00	
Mechanical Testing of Steel Products, Standard Specification for Steel Wire, Plain, for Concrete	ASTM A370, A82 and A185	\$510.00	
Guided Bend Test for Ductility of Welds, Mechanical Testing of Welds	ASTM E190 and AWS B4.0	\$360.00	
Determining the Mechanical Properties of Externally and Internally Threaded Fasteners, Anchor Bolts Only	ASTM F307, F1554 and F606	\$610.00	
Rockwell Hardness of Metallic Materials	ASTM E18	\$195.00	
Proof Test for Carbon and Alloy Steel (Nuts Only)	ASTM A194 or A563	\$385.00	
Radiographic Examination of Metallic Castings/Weldments	ASTM E94, E1030 and E1032	QOR	
Macroetching Metals and Alloys	ASTM E340, E381 and AWS	\$385.00	
Determining the Mechanical Properties of Externally and Internally Threaded Fasteners, Washers, Direct	ASTM F606	\$435.00	
Mechanical Testing of Steel Products (Terminators Tensile)	ASTM A370	\$435.00	
Strength for Sewn or Bonded Seams of Geotextiles	ASTM D4884	\$385.00	
Tearing Strength of Fabrics by the Tongue (Single Rip) Procedure	ASTM D2261	\$385.00	
Breaking Strength and Elongation of Textile Fabrics (Grab Test)	ASTM D5034	\$335.00	
Tensile Properties of Fiber Reinforced Polymer Matrix Composite Bars	ASTM D3039	\$1,060.00	
Steel Strand, Uncoated Seven-Wire for Prestressed Concrete (Set of 2)	ASTM A416 and A1061	\$1,610.00	

FIREPROOFING

Thickness and Density of Sprayed Fire-Resistive Material (SFRM)	ASTM E605	\$305.00	
Cohesion/Adhesion of Sprayed Fire-Resistive Materials (Test Kit Only)	ASTM E736	\$95.00	

CONTACT INFORMATION

Headquarters: 2118 Rheem Drive • Pleasanton, CA 94588 • P 925.462.5151 • F 925.462.5183
Peninsula: 1793 Union Street • San Francisco, CA 94123 • P 415.334.4747 • F 415.438.2357
Oakland: 246 30th Street, Suite 101 • Oakland, CA 94601 • P 510.444.4747 • F 510.835.1825
San Jose: 2033 Gateway Place, #500 • San Jose, CA 95110 • P 408.573.6992 • F 408.437.1201
Stockton: 343 East Main Street, #711 • Stockton, CA 95202 • P 209.507.7555 • F 209.507.7554
Rocklin: 4400 Yankee Hill Road • Rocklin, CA 95677 • P 916.419.4747 • F 916.419.4774
Las Vegas: 3842 E. Post Road • Las Vegas, NV 89120 • P 702.257.4747 • F 702.257.4718

Lawrence David (Dave) Irby

Senior Construction Inspector

Experience

40 + years

Education

Casa Robles High School

Skills

- Project Management
- Supervision
- Coaching, Mentoring, & Training
- Contract Management
- Crew Safety
- Work Coordination & Scheduling

Training

- CPR and First Aid
- Airborne Toxic Control Measures
- Asbestos/Lead/Confined Space
- Respiratory Protection/Fit Test
- SWPP (Storm Water Pollution Prevention)
- Training and Seminars
- Switchyard Safety

Experience Summary

Dave is a construction manager/inspector with more than 40 years of experience in underground utility construction and related industries. He excels in project management, estimating and all related field duties, including but not limited to, electric conduit systems, natural gas pipelines, telecom, and broadband systems. He brings expertise in excavation and placement of underground utility vaults for electric and communication. Crew Leadership, Supervision, and work coordination.

Dave's background includes 12 years of facilities project inspections (including SMUD remodels & Roofing construction). He has a strong ability to read and interpret plans and specifications. His experience serving in various roles on construction projects has made him adept at collaborating with public agencies, municipalities, and utility companies, always working proactively to resolve issues before they arise and ensuring that projects are completed on time and on budget.

Select Project Experience

Sacramento Municipal Utility District

Various Construction Projects

Supervisor - Construction Management Inspection

Dave was a direct supervisor over 12 full-time SMUD CMI's (Construction Management Inspectors) and served as the Contract Manager of three outside consultant contracts for construction inspection, used to augment staffing needs. The contracts utilized up to 15 Contract Inspectors.

Dave worked closely with Project Managers and upper management assuring all inspection needs were met with qualified personnel. He worked directly with SMUD Engineers to resolve conflicts with projects in the field.

Sacramento Municipal Utility District / Various Construction Projects

Construction Management Inspector (CMI) III / Lead Inspector

Dave was responsible for project scheduling and tracking, which included Coaching/Mentoring and CMI work coordination. He oversaw onsite inspections and provided support to SMUD Project Managers and Engineers. Projects included

- *The East Commerce Substation*
- *Expansion of the Powerline Elkhorn Substation,*
- *20" Gas Pipeline relocations in Freeport and Davis,*

- *Installation of new fire line around the District Headquarters building.*
- oversight and inspections of the civil portion of the New SF6 230 KV system at the Elk Grove Substation.
- Internal line inspection on SMUD's 72 miles of gas main and main line valve replacements,
- Construction of survey and testing platforms on the Camino Penstock.
- Tracer wire placement in the fiber optic conduit and pull boxes along the 800C gas pipeline route.
- Ongoing training in inspection techniques and safety

Valley Utility Services, Sacramento CA

Utility Construction Foreman

Dave started as an equipment operator then after 4 years took the position of Foreman, installing dry utilities - Underground Electric, Gas, phone and Cable TV. He ran multiple jobs concurrently from beginning to finish, including, layout of trenches, excavation, piping and installation of utilities, placing utility vaults, backfill and mechanical compaction, supervising crews numbering from 5 to 25.

His projects include the Pacific Gas and Electric Transmission Main installation to the Wheeler Ranch development in Plumas Lake. The project scope included excavation, installation backfill and compaction of 7600' of 8" gas main to the requirements and specifications of state and local agencies along with PG&E's guidelines. This included one bore 26' below an adjacent canal with a tie in depth of 17'. Speed shores and shoring boxes were required. Dave was responsible for the completion and release of jobs by governing agencies.

ADDITIONAL WORK HISTORY

FOREMAN & EQUIPMENT OPERATOR - Onsite Environmental

- Tank installs, re-piping of fuel system at Reno Air National Guard, bomb removal at the Roseville Railyard

FIELD SUPERVISOR/ESTIMATOR - Ramos Environmental Engineering

- Tank installs /removal, Soil remediation, Emergency response

FOREMAN/EQUIPMENT OPERATOR - Ramcon

- Tank installs/removals Soil remediation

FOREMAN/ESTIMATOR- Envirotox Technologies

- Tank Installs/removal, Soil remediation

CONSTRUCTION KNOWLEDGE

- Read and understand Blueprints/Estimating,
- Shoot Grade,
- Oversee and run crews in a professional and productive manner,
- Operate Excavator, Backhoe, Dozer, Dump truck, Water truck, and Wheel loader.

Guy Howes, PE

Plan Review Engineer / Resident Engineer

Experience

27 years

Education

B.S. Engineering Technology
(Construction Management)
California State University, Sacramento

Certifications

California Professional Engineer in Civil
Engineering, C80808

Qualified SWPPP Practitioner (QSP)

General Building Contractor, CA
442858

Training

Caltrans:

Project Engineer Academy
RE Water Pollution Cntl Compliance

University of California:

Inspection Practice
Field Supervision - Public Works
Safety - Construction Zone

Experience Summary

Guy Howes is a California professional engineer, Caltrans certified, and Qualified SWPPP practitioner (QSP) with 27 years of public sector construction project experience.

Guy has managed municipal facility and Public Works Projects including major roadway infrastructure, as well as development and capital improvement projects for the City of Roseville. He provided oversight for inspectors, engineering staff, and various contracts set forth by the city.

Guy's project experience includes sidewalk replacements, arterial roadway resurfacing, highway off-ramp retrofits, and overlay projects. Guy is compassionate and dedicated to working well with interdisciplinary teams of engineers, surveyors, contractors, and developers to obtain successful outcomes.

Select Project Experience

Sacramento Municipal Utility District (SMUD) – Multiple Projects/Construction Inspection

Construction Inspector

Guy is currently providing construction inspection services for 4LEAF's On Call Inspection Services contract with SMUD providing as needed construction inspection on multiple utility projects including a gas pipeline cathode coating project, SMUD access road repair projects, as well as substation and switchyard projects.

City of Roseville – PG&E Pipeline 123 Replacement

Public Works Construction Manager

Guy served as the Construction Manager for the City of Roseville on this Pacific Gas and Electric pipeline project. As part of its Pipeline Safety and Enhancement Plan, PG&E replaced approximately 3.1 linear miles of their natural gas transmission Line 123 through residential subdivisions. The new 16-inch steel pipeline more than doubles current capacity of the existing 12-inch-diameter steel pipeline.

City of Roseville

Senior Civil Engineer

Guy was the Senior Civil Engineer at the City of Roseville for 12 years. In that time, Guy managed the Development Services Department Construction Inspector Staff, and was responsible for overseeing the City's inspectors. In addition, Guy managed the Community Facility District projects for major roadway infrastructure with specific plans throughout the City. He administered professional construction management and geotechnical engineering contracts. Guy also established, managed, and amended City Design and Construction standards during this time.

City Council Agenda Item #6
Staff Report

Date: October 21, 2024
To: Mayor and City Council
From: Elisa Arteaga, City Administrator

X	Regular
	Special
	Closed
	Emergency

Subject: City of Gridley Cash Investment Policy

Recommended Action

Staff respectfully requests the City Council approve and adopt the City of Gridley Cash Investment Policy.

Purpose

The purpose of this report is to recommend the approval of the City’s proposed Cash Investment Policy, which is designed to optimize the management and investment of the City’s available funds while ensuring safety, liquidity, and yield. Municipalities often have significant amounts of public funds that are not immediately required for operational expenses. In order to maximize the value of these funds for the benefit of the City and its residents, it is crucial to establish a well-defined Cash Investment Policy. The proposed policy outlines the guidelines for investing the City’s idle cash in various short-term and long-term financial instruments, ensuring that public funds are managed with a balance of safety, liquidity, and yield. The approval of the City’s Cash Investment Policy will allow the City to manage its financial resources more effectively and efficiently, ensuring that public funds are invested safely and productively.

Background

On October 7th, 2024 Council approved the Agreement with Meeder Investment Group, an agency that specializes in delivering personalized, hands-on investment portfolios for public agencies. In order to establish this process and move forward with investments as outlined in the agreement, the City should have a cash investment policy. Furthermore, the investment policy was previously reviewed by the city auditors and there were no concerns with the policy and to ensure proper oversight, routine reporting on investment performance will be provided to City Council.

Financial Impact

The adoption of this policy is expected to result in increased investment income, though specific estimates will vary based on market conditions and investment strategies. The City will benefit from additional revenue with minimal operational costs associated with policy implementation.

Compliance with City Council Strategic Plan or Budget Goals

The policy provides clear guidelines for investment activities, improving transparency and accountability in the management of public funds. This recommendation is consistent with our ongoing effort to be responsive and transparent regarding all business transactions and financial matters.

Attachment: 1. City of Gridley Cash Investment Policy Draft



City of Gridley, CA Investment Policy

It is the Policy of the City of Gridley, to invest public funds in a manner that will provide in priority order, maximum security, adequate liquidity, and sufficient yield while meeting the daily cash flow demands of the City and conforming to California Government Code Section 53600, and related statutes and regulations governing the investment of public funds.

Purpose

This statement is intended to provide guidelines for prudent investment of the City of Gridley's temporary inactive cash and outline the policies for maximizing the efficiency of the City's cash management system.

The City's ultimate investment goal is to invest public funds in a manner that will provide the highest investment return with the maximum security while meeting the short and long-term cash flow demands and conforming to all state statutes governing the investment of public funds.

Scope

The Investment Policy covers all City funds.

Prudence

The standard of prudence to be used by the investment official shall be the "prudent investor standard" as outlined in California Government Code Section 53600.3. It shall be applied in the context of managing the overall portfolio.

The City's Finance Director will maintain and update investment policies and procedures. The procedures intend to ensure that the investment objectives and safeguards stated in this Policy are effectively communicated to all officials involved in the investment of public funds and adequately reflect the intent of the "Prudent Investor" rule. The procedures will be maintained on file with the City Treasurer and the Finance Director.

Objectives

The primary objectives, in order of priority, of the City's investment activities shall be:

- a. **Safety.** It shall be the primary duty and responsibility of those authorized to invest the City's funds to protect, preserve, and maintain cash and investments placed in trust on behalf of the citizens of the City. Diversification is allowed within the guidelines of California Government Code Section 53601
- b. **Liquidity.** An adequate amount of funds shall be maintained in liquid short-term securities, which can be converted to cash to meet disbursement requirements. Since all cash requirements cannot be anticipated, investments in securities with active secondary or resale markets will be used. Emphasis will be on marketable securities with low sensitivity to market risk.



- c. **Yield.** The investment pools and funds shall be managed to attain the maximum rate of return given the constraints of the safety guidelines and liquidity objectives as mentioned above.

Delegation of Authority and Responsibilities:

In accordance with the State of California Government Code section 53607, the City Council has delegated the authority to invest with the City's Finance Director.

Within the constraints set forth in the Policy, the Finance Director can direct investment strategy and approve investment transactions for the City's investment portfolio. The Finance Director who oversees treasurer functions for the city is responsible for the following:

- Developing projections of the City's cash requirements for operating needs.
- Reviewing the liquidity position of the investment portfolio.
- Ensuring that the City's cash position is consistent with operating requirements.
- Preparing appropriate investment reports.
- Developing, implementing, and monitoring controls over investments.
- Record keeping for investment transactions.

Investment Manager: The City may engage the services of an external investment management adviser to assist in managing the City's investment portfolio in a manner consistent with the City's objectives. Such advisers may be granted discretion to purchase and sell investment securities in accordance with the Policy. Such advisers must be registered with the Security and Exchange Commission and possess experience in public funds investment management. All broker/dealers selected by an external adviser must comply with the requirements of California Government Code Section 53601.5.

Ethics and Conflicts of Interest

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution of the investment program or impair their ability to make impartial investment decisions. Employees and investment officials shall comply with the disclosure and disqualification requirements required by state law and any applicable regulations, including those adopted by the Fair Political Practices Commission or FPPC. In addition, the FPPC's Statement of Economic Interests (Form 700) shall be completed annually and submitted to the City Clerk for all individuals involved in the investment of public funds.

Internal Controls

Internal controls shall be established and maintained to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, or imprudent actions by employees and officers of the City.

Controls deemed most significant include segregation of duties, separation of transaction authority from accounting and record keeping, custodial safekeeping, clear delegation of authority, specific limitations



regarding securities losses and remedial action, control over wire transfers, minimizing the number of authorized investment officials, and documentation of transactions and strategies.

The Finance Director shall establish an annual independent review process by an external auditor. This review will provide internal control by assuring compliance with the policies and procedures outlined in this document.?

Permitted Investment Instruments are those listed below and as amended – Including but not limited to the following:

Investment Type	Maximum Maturity	Maximum % of the portfolio	Minimum Quality Requirements	Gov't Code Sections
Local Agency Bonds	5 years	None	None	53601(a)
U.S. Treasury Obligations	5 years	None	None	53601(b)
State Obligations – CA and Others	5 Years	None	None	53601 (c) 53601(d)
CA Local Agency Obligations	5 years	None	None	53601 (e)
US Agency Obligations	5 years	Non	None	53601 (f)
Bankers's Acceptances	180 days	40%	None	53601 (g)
Commercial Paper – Non-Pooled Funds (under \$100,000,000 of investments)	270 days or less	25%	Highest letter and number rating by an NRSRO	53601(h)(2)(c)
Commercial Paper Pooled Funds	270 days or less	40%	Highest letter and number rating by an NRSRO	53635(a)(1)
Negotiable Certificates of Deposit	5 years	30%	None	53601 (i)
Non-Negotiable Certificates of Deposit	5 years	None	None	53630 et seq.
Placement Service Deposits	5 years	50%	None	53601.8 and 53635.8
Repurchase Agreements	1 year	None	None	53601 (j)
Medium-Term Notes	5 years	30%	"A" rating or its equivalent or better	53601 (o)
Mutual Funds and Money Market Mutual Funds	N/A	20%	Multiple	53601 (l) and 53601.6 (b)
Collateralized Bank Deposits	5 years	None	None	53630 et seq. and 53601 (n)
Mortgage Pass-Through and Asset-Backed Securities	5 years	20%	"AA" rating or its equivalent or better	53601 (o)
County Pool Investment Funds	N/A	None	None	27133
Joint Powers Authority Pool	N/A	None	Multiple	53601 (p)
Local Agency Investment Fund	N/A	None	None	16429.1
Voluntary Investment Program Fund	N/A	None	None	16340
Supranational Obligations	5 years	30%	"AA" or its equivalent or better	53601 (q)

No more than 5% of the total portfolio may be invested in securities of any single issuer other than the US government, its agencies, and instrumentalities.

If the issuer's rating is reduced below the rating requirements mentioned above, the investment advisor must, as soon as possible, report the rating reduction to the local government's governing body.



Portfolio Management

Following the primary objective of capital preservation, investments shall be managed to take advantage of market opportunities. In doing so, negotiable securities may be sold before maturity to provide liquid funds as needed for cash flow purposes to enhance portfolio returns or to restructure maturities to increase yield and/or decrease risk.

Purchases and Sales of Securities

All trades shall be executed with the objective of realizing the best bid or offer price available. The method used by the investment personnel and investment advisors shall be the one that will obtain the best execution price or value given the objective of the transaction.

Performance Standards

The investment portfolio shall be designed to obtain a rate of return throughout budgetary and economic cycles commensurate with the investment risk constraints and the cash flow needs.

Custody and Delivery Vs. Payment

Delivery vs. Payment: All Trades of marketable securities will be executed by delivery vs. payment (DVP) to ensure that securities are deposited in an eligible financial institution before the release of funds.

Custody: Securities will be held by a third-party custodian selected by the City and evidenced by custodial reports. Securities will be registered in the name of Gridley, California.

Reporting

The Finance Director or his/her designee shall maintain investment reports showing the current holdings and transactions of the portfolio.

- Percentages of the portfolio represented by each investment category.
- An investment inventory including types and amounts of investments, issuing financial institutions, and maturities.
- A list of all investment transactions that occurred during the reporting month.
- Average maturity of the portfolio.
- Average total yield to maturity of the portfolio
- Current market value of investments
- Percent of portfolio invested by type of instrument.
- Written explanations for any variations to the Policy.

Approval

The City's Council shall adopt the City's Investment Policy. The Policy shall be reviewed annually by the Finance Director, City Administrator, and external investment service provider.



City Council Agenda Item #7
Staff Report

Date: October 21, 2024
To: Mayor and City Council
From: Elisa Arteaga, City Administrator

X	Regular
	Special
	Closed
	Emergency

Subject: Taxing Agency Compensation Agreements for Former Redevelopment Agency Property Sales

Recommendation

Staff recommends that the Gridley City Council approve the attached “form of” templates for Taxing Agency Compensation Agreements (“Agreements”) and authorize staff to negotiate with taxing agencies that receive a share of sales proceeds from former City of Gridley Redevelopment Agency (“Redevelopment Agency”) property sales based on the terms in the Agreements.

Background

The City of Gridley Redevelopment Agency (“Redevelopment Agency”) dissolved in 2012 following the statewide dissolution of redevelopment. In 2015, the Successor Agency to the City of Gridley Redevelopment Agency (“Successor Agency”) prepared a Long-Range Property Management Plan (“LRPMP”) describing its plan to use or dispose of five properties owned by the Redevelopment Agency. The California Department of Finance (“DOF”) approved the proposed use or disposition of all properties in the LRPMP on December 31, 2015.

Figure 1 displays a map of each LRPMP property, which were subdivided into ten Industrial Park parcels. Table 1 summarizes the proposed use and sales status of each parcel.

Figure 1: Industrial Park Recorded Map with LRPMP Overlay



Table 1: LRPMP Approved Use and Sales Status

<i>LRPMP Parcel</i>	<i>Industrial Park Parcel No.</i>	<i>LRPMP Approved Use</i>	<i>LRPMP Detailed Use</i>	<i>Proposed Use as of 2024</i>	<i>Required Action and Status</i>	<i>Surplus Land Act Disposition Approved</i>
Parcel A	Parcel 11	Governmental use	City well	Governmental use – City well	Record quit claim deed transferring ownership to City. Pending recordation.	n/a, public use
Parcel 1	Parcel 10	Sell	Sell	Hansen/CAT PSA \$277,121.84 7-21-23	Butte Countywide Oversight Board (“Oversight Board”) approved PSA and preparing to close escrow	Yes
Parcel 2A	Parcel 3	Sell	File parcel map	For sale		Yes
	Parcel 4			For sale		Yes
	Parcel 5			For sale		Yes
	Parcel 2		Obtain prelim title reports and appraisals	PSA Dhami \$249,402.78 9-25-23		Yes
Parcel 1	Sell with approval of Oversight Board		Governmental Use – Retain for storm water discharge	Oversight Board approved Quit Claim Deed to transfer ownership to City for \$0 as a governmental use. Pending recordation.	n/a, public use	

Table 1: LRPMP Approved Use and Sales Status

<i>LRPMP Parcel</i>	<i>Industrial Park Parcel No.</i>	<i>LRPMP Approved Use</i>	<i>LRPMP Detailed Use</i>	<i>Proposed Use as of 2024</i>	<i>Required Action and Status</i>	<i>Surplus Land Act Disposition Approved</i>
					<p>Parcel is required to provide storm water discharge for all Industrial Park development.</p> <p>Note Parcel 8 was originally intended to be retained for future development as a transit facility (park & ride) and is now proposed for sale.</p>	
Parcel 2B	Parcel 7	Retain for future development	Corporation Yard	City Corporate Yard	Record quit claim deed transferring ownership to City.	n/a, public use
	Parcel 6		Community Park	<p>Gridley Sports Complex Phase 1</p> <p>Grant Deed to City and Deed Restriction 3-12-24</p>	<p>Pending recordation.</p> <p>Negotiate taxing agency compensation agreements allowing City to retain for \$0 to carry out use approved in LRPMP</p> <p><i>Note taxing entities must agree to purchase price</i></p>	n/a, public use

Table 1: LRPMP Approved Use and Sales Status

<i>LRPMP Parcel</i>	<i>Industrial Park Parcel No.</i>	<i>LRPMP Approved Use</i>	<i>LRPMP Detailed Use</i>	<i>Proposed Use as of 2024</i>	<i>Required Action and Status</i>	<i>Surplus Land Act Disposition Approved</i>
	Parcel 9		Transit facility park & ride	City Corporate Yard	<p>Record quit claim deed transferring ownership to City. Pending recordation.</p> <p>Negotiate taxing agency compensation agreements allowing City to retain for \$0 as a governmental use as approved in the LRPMP</p> <p>Although not a transit facility, it is a governmental use as intended by the LRPMP</p>	n/a, public use
	Parcel 8		Transit facility park & ride	PSA Pamma \$307,620.72 9-6-23	<p>Record quit claim deed transferring ownership to City. Pending recordation.</p> <p>Negotiate taxing agency compensation agreements allowing City to sell for market value per PSA</p>	Yes

Taxing Agency Compensation Agreements

DOF approved LRPMP Parcel 2B, now known as Industrial Park Parcels 6-9, to be retained by the City for future development as a corporation yard, community park for organized sports, and transit facility. The LRPMP stated, “no other properties within the city are available for purchase, nor is the city in a position to purchase due to budget shortfalls.” The LRPMP notes that Gridley is a Disadvantaged Community whose population is underserved with respect to park space. The LRPMP stated the City will pursue and execute a compensation agreement with taxing entities.

The City will record a Quit Claim Deed to transfer ownership of Parcels 6-9 from the Redevelopment Agency to the City.

Industrial Park Parcels 6, 7 and 9

The City plans to retain Parcels 6, 7, and 9 as governmental uses as intended by the LRPMP:

- Parcel 6 will serve as a City sports complex as approved in the LRPMP. The City has executed a Grant Deed and Deed Restriction dated March 12, 2024 transferring ownership to the City and restricting use as a sports complex to comply with grant funding from the California Department of Parks and Recreation.
- Parcel 7 will serve as a City Corporation Yard as approved in the LRPMP.
- Parcel 9 will serve as a City Corporation Yard. The City and County of Butte had previously negotiated a land swap for Parcel 9 to serve as a County Corporation Yard, however, the County cancelled the agreement. The City now plans to retain the property as a City Corporation Yard, which is a public use as intended by the LRPMP.

The City will need to negotiate taxing agency compensation agreements with each affected taxing entity that receives a share of property tax from the properties. The City will propose retaining Parcels 6, 7, and 9 for \$0 to carry out the governmental uses intended by the LRPMP. *Each taxing agency will need to agree to the proposed \$0 transfer. Compensation agreements do not require Oversight Board approval however they need to be approved by each taxing agency’s governing board.*

If taxing agencies do not agree to transferring the properties to the City for \$0, the City will need to negotiate a new sales price or plan to dispose of the properties.

Industrial Park Parcel 8

The LRPMP approved retaining Industrial Park Parcel 8 for future development, which was originally intended to be a transit facility park and ride. The City now proposes selling Parcel 8 for fair market value.

The City will need to negotiate taxing agency compensation agreements to sell Parcel 8 for \$307,620.72 pursuant to a Purchase and Sale Agreement dated September 6, 2023. The proposed Agreement distributes net sales proceeds based on each affected taxing agency’s Assembly Bill 8 property tax share. See Table 2 for each taxing agency’s share for 2023-24.

Table 2: Taxing Agency Shares of Net Sales Proceeds

TRA 003-037 Taxing Agencies	2023-24 Factor	\$ 307,620.72
County General	0.078598	\$ 24,178.37
County General (W)	0.030189	\$ 9,286.76
County General (L)	0.008339	\$ 2,565.25
CSA 34 - Grid Swim Pool	0.013717	\$ 4,219.63
CSA 37 - Grid-Biggs Ambu	0.018190	\$ 5,595.62
Gridley Biggs Cemetery	0.019819	\$ 6,096.74
Butte Mosquito	0.016632	\$ 5,116.35
Gridley Unified	0.534946	\$ 164,560.47
Butte County Schools	0.049848	\$ 15,334.28
Butte College	0.079558	\$ 24,473.69
City of Gridley	0.126886	\$ 39,032.76
Reclamation Dist 2056	0.023278	\$ 7,160.80
Total	1.000000	\$ 307,620.72

Note: If implementing a taxing agency compensation agreement, Net Sales Proceeds (after deducting sales costs such as escrow fees) are distributed to taxing agencies directly by the City. If implementing a PSA for LRPMP properties approved for sale, Net Sales Proceeds are remitted to the County Auditor-Controller to distribute to taxing agencies.

Source: Butte County Auditor-Controller, RSG

The prospective buyer has extended escrow to wait for taxing agency approval. They also have the option to cancel the sale and reclaim their \$10,000 deposit. The City Attorney has advised the PSA does not hold the City liable for costs of canceling the sale other than returning the deposit.

Fiscal Impact

Approval of the recommended action will allow City staff to negotiate retaining three parcels for \$0 as a governmental use and receive \$39,033 for the sale of Industrial Park Parcel 8. This is subject to approval by all taxing agencies and their governing boards.

Compliance with City Council Strategic LRPMP or Budget Goals

This recommendation is consistent with the Long Range Property Management Plan and our ongoing effort to be responsive and transparent regarding all business transactions and financial matters.

Attachments

1. Form of Compensation Agreement Gridley Industrial Park Parcels 6, 7 & 9
2. Form of Compensation Agreement Gridley Industrial Park Parcel 8

FORM OF
COMPENSATION AGREEMENT
GRIDLEY INDUSTRIAL PARK PARCEL 8

This COMPENSATION AGREEMENT (this “**Agreement**”) is entered into as of _____, 2024 (the “**Effective Date**”), by and between CITY OF GRIDLEY, a California municipal corporation (“**City**”) and the [DISTRICT], a political subdivision of the State of California (“**District**”).

RECITALS

A. The City of Gridley Redevelopment Agency (the “**Redevelopment Agency**”) was activated by the City Council of the City of Gridley (the “**City Council**”) as a redevelopment agency under the California Community Redevelopment Law (Health & Safety Code Section 33000 *et seq.*).

B. On June 28, 2011, the California Legislature enacted, and the Governor signed, Assembly Bill 26 from the 2011-12 First Extraordinary Session of the California Legislature (“**ABx1 26**”) to dissolve all redevelopment agencies in the State of California. ABx1 26 added a new Part 1.85 to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et seq.*; the “**Dissolution Law**”).

C. On XXX, 2012 by Resolution No. XXX, and pursuant to Health and Safety Code Section 34173, the City Council declared that the City of Gridley (the “**City**”) would act as the Successor Agency to the Redevelopment Agency (the “**Successor Agency**”). On February 1, 2012, the Redevelopment Agency was dissolved.

D. On June 27, 2012, the California Legislature enacted, and the Governor signed, Assembly Bill 1484 (“**AB 1484**”), which, among other things, made certain revisions to the Dissolution Law.

E. The Successor Agency is a separate public entity and is responsible for taking certain actions pursuant to the Dissolution Law.

F. The Butte County Consolidated Oversight Board (“**Oversight Board**”) has been established to oversee and approve certain actions taken by the Successor Agency in connection with the winding down of the affairs of the former Redevelopment Agency.

G. Pursuant to Health and Safety Code section 34191.5, added by AB 1484, the Successor Agency prepared a Long-Range Property Management Plan (“**LRPMP**”) addressing the disposition and use of the real property owned by the Redevelopment Agency. The Redevelopment Agency had purchased property located near the southeast boarder of the City along the Southern Pacific Railway to create an industrial park to strengthen industrial opportunities and job expansion in the City (“**Industrial Park**”). The LRPMP properties include Parcel A retained for government use, Parcel 1 designated for

sale, Parcel 2A designated for sale, and Parcel 2B retained for future development. The LRPMP was approved by the Oversight Board on December 29, 2015 by Resolution No. 2015-OC-004 and duly submitted to the California Department of Finance ("DOF") in accordance with Section 34191.5. A map of the LRPMP properties can be found in Exhibit A, Figure 1.

H. DOF, by letter dated December 31, 2015, approved the LRPMP, inclusive of the request to transfer the Agency Property to the City for future development provided it reaches compensation agreements with all the affected taxing entities pursuant to Health and Safety Code Section 34180(f)(1).

I. The LRPMP stated a parcel map would be created, further subdividing the parcels. A map of the subdivided parcels can be found in Exhibit A, Figure 2. The parcels make up the Industrial Park.

J. Parcel 8 on the Industrial Park parcel map, formerly a portion of LRPMP Parcel 2B, was retained by the City for future development and requires compensation agreements to be executed with all affected taxing agencies who receive a share of property tax from the property pursuant to Health and Safety Code Section 34191.5(c)(2)(A)(iii).

K. The City seek to rejuvenate the Industrial Park area and are in negotiations to sell Parcel 8 (APN 021-270-048) (the "Agency Property") to a private party, Simrendeeep Singh Pamma (the "Developer") at market value pursuant to a California Commercial Real Estate Purchase Agreement ("Sales Agreement") dated September 6, 2023. The Sales Agreement is provided as Exhibit B.

L. According to the City, the sale of the underutilized Agency Property is critical to creation of the Industrial park.

M. The City believes that the sale of the Agency Property directly to the Developer will, if approved through compensation agreements with all of the affected taxing entities, satisfy the recommendations of DOF.

N. The taxing entities that receive "residual distributions" through the redevelopment agency dissolution process under Dissolution Law and that would receive a portion of the sale proceeds if the Agency Property were to be sold at fair market value (hereinafter the "affected taxing entities") are listed, together with their respective pro rata shares of such distribution(s), in Exhibit C, attached hereto and incorporated herein by this reference; the [District]'s share is identified as "[Label in Attachment]".

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by this reference, and the mutual promises in this Agreement, the parties agree as follows:

Section 1. The City asserts and represents that each of the foregoing recitals, and each of the following, are true and accurate statements:

- a. Exhibit C lists the affected taxing entities and their respective pro rata shares of property tax revenues from property within the boundaries of the Gridley Redevelopment Project Area, as provided by the Auditor-Controller of the County of Butte ("Auditor-Controller").
- b. The estimated incremental increase in the distribution to be derived by the [District] as an affected taxing entity as a result of the sale of the Agency Property at fair market value is \$XXX, as set forth in the column of Exhibit C titled "Parcel 8," which Exhibit is attached hereto and incorporated herein by this reference.
- c. The estimated fair market value of the Agency Property, Parcel 8, as of the effective date of this Agreement is \$307,620.72.

Commented [A1]: Update with the applicable agency name and share based on the remittance worksheet.

Section 2. a. The [District] approves the sale of the Agency Property to the Developer for development for the sum of \$307,620.72 ("disposition price"), provided that the Agency Property is developed as part of the Industrial Park as contemplated by the City and the Developer. The [District] understands that the compensation to the [District] from the contribution of the Agency Property will consist of increased property tax revenues to be derived from development of the Industrial Park (as estimated in Exhibit C). The [District] further understands (i) that the estimates provided in Exhibit C are based on information provided by the Auditor-Controller as to the identity of the affected taxing entities and their respective pro rata shares, (ii) that the estimates provided in Exhibit C are based on certain assumptions applying the disposition price as the property value, which will be an increase from the current assessed value of \$0 as a City-owned property, and (iii) that the City cannot and is not making any guarantee that the [District] will receive any specific amount of increased property tax revenues.

b. If, for any reason, Developer and City determine to increase the disposition price for the sale of the Agency Property to an amount greater than the stated disposition price ("alternate disposition price"), the City hereby agrees that the [District] shall receive its pro rata share of the net proceeds, if any, resulting from the sale of the Agency Property at the approved alternate disposition price in accordance with applicable provisions of the Dissolution Law.

Section 3. The Parties acknowledge and agree that they are entering into this Agreement to satisfy the requirement presented by DOF to the effect that the City enters into a compensation agreement with each of the affected taxing entities.

Section 4.

- a. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same Agreement.
- b. Governing Law. This Agreement shall be governed by, and construed

and enforced in accordance with, the internal laws of the State of California, without regard to conflict of law principles.

c. No Assignments. This Agreement may not be assigned by any of the parties hereto.

IN WITNESS WHEREOF, this Compensation Agreement between the City and the [District] is effective as of the day and year first above written.

CITY

By: _____

Title: _____

APPROVED AS TO FORM:

By: _____

Title: _____

[DISTRICT]

By: _____

Title: _____

ATTEST

By: _____
Clerk of Said Board

APPROVED AS TO FORM:

By: _____

Title: _____

EXHIBIT A

LONG RANGE PROPERTY MANAGEMENT PLAN AND GRIDLEY INDUSTRIAL PARK MAPS

Figure 1: LRPMP Lot Map

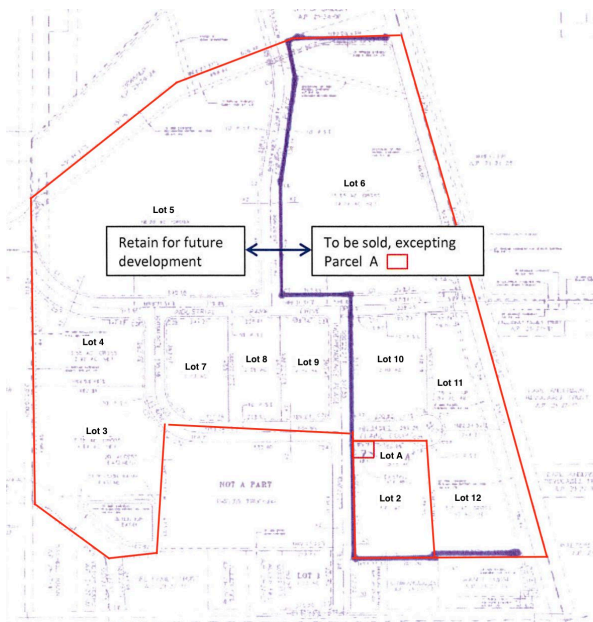


Figure 2: Industrial Park Recorded Map with LRPMP Overlay

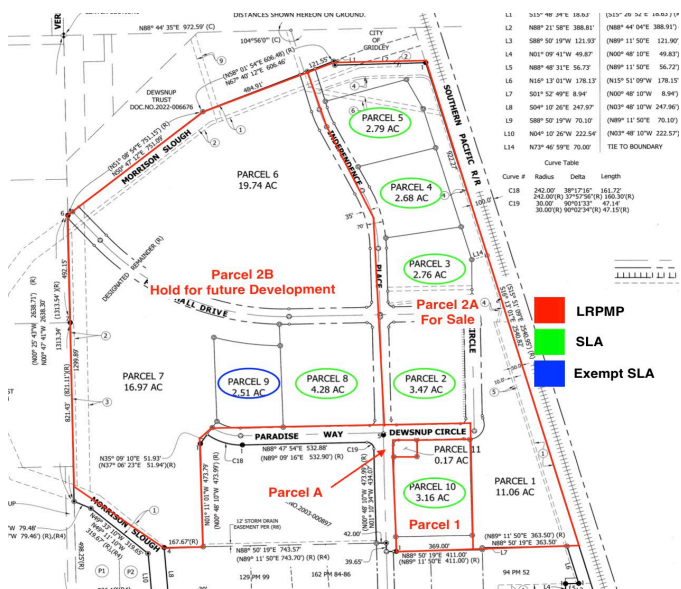


EXHIBIT B

Sales Agreement

Commented [A2]: Insert

EXHIBIT C
Taxing Agency Shares

FORM OF
COMPENSATION AGREEMENT
GRIDLEY INDUSTRIAL PARK PARCELS 6, 7 & 9

This COMPENSATION AGREEMENT (this “**Agreement**”) is entered into as of _____, 2024 (the “**Effective Date**”), by and between CITY OF GRIDLEY, a California municipal corporation (“City”) and the [DISTRICT], a political subdivision of the State of California (“[District]”).

RECITALS

A. The City of Gridley Redevelopment Agency (the “Redevelopment Agency”) was activated by the City Council of the City of Gridley (the “City Council”) as a redevelopment agency under the California Community Redevelopment Law (Health & Safety Code Section 33000 *et seq.*).

B. On June 28, 2011, the California Legislature enacted, and the Governor signed, Assembly Bill 26 from the 2011-12 First Extraordinary Session of the California Legislature (“ABx1 26”) to dissolve all redevelopment agencies in the State of California. ABx1 26 added a new Part 1.85 to Division 24 of the California Health and Safety Code (Health and Safety Code Section 34170 *et seq.*; the “Dissolution Law”).

C. On XXX, 2012 by Resolution No. XXX, and pursuant to Health and Safety Code Section 34173, the City Council declared that the City of Gridley (the “City”) would act as the Successor Agency to the Redevelopment Agency (the “Successor Agency”). On February 1, 2012, the Redevelopment Agency was dissolved.

D. On June 27, 2012, the California Legislature enacted, and the Governor signed, Assembly Bill 1484 (“AB 1484”), which, among other things, made certain revisions to the Dissolution Law.

E. The Successor Agency is a separate public entity and is responsible for taking certain actions pursuant to the Dissolution Law.

F. The Butte County Consolidated Oversight Board (“Oversight Board”) has been established to oversee and approve certain actions taken by the Successor Agency in connection with the winding down of the affairs of the former Redevelopment Agency.

G. Pursuant to Health and Safety Code section 34191.5, added by AB 1484, the Successor Agency prepared a Long-Range Property Management Plan (“LRPMP”) addressing the disposition and use of the real property owned by the Redevelopment Agency. The Redevelopment Agency had purchased property located near the southeast boarder of the City along the Southern Pacific Railway to create an industrial park to strengthen industrial opportunities and job expansion in the City (“Industrial Park”). The

LRPMP properties include Parcel A retained for government use, Parcel 1 designated for sale, Parcel 2A designated for sale, and Parcel 2B retained for future development. The LRPMP was approved by the Oversight Board on December 29, 2015 by Resolution No. 2015-OC-004 and duly submitted to the California Department of Finance (“DOF”) in accordance with Section 34191.5. A map of the LRPMP properties can be found in Exhibit A, Figure 1.

H. DOF, by letter dated December 31, 2015, approved the LRPMP, inclusive of the request to transfer the Agency Properties to the City for future development provided it reaches compensation agreements with all the affected taxing entities pursuant to Health and Safety Code Section 34180(f)(1).

I. The LRPMP stated a parcel map would be created, further subdividing the parcels. A map of the subdivided parcels can be found in Exhibit A, Figure 2. The parcels make up the Industrial Park.

J. LRPMP Parcel 2B (Industrial Park Parcels 6-9) was approved to be retained by the City for future development as a corporation yard, community park for organized sports, and transit facility. The LRPMP states, “no other properties within the City are available for purchase, nor is the city in a position to purchase due to budget shortfalls.” It further notes that Gridley is a Disadvantaged Community whose population is underserved with respect to park space.

K. Parcels retained by the City for future development require a compensation agreement to be executed with all affected taxing agencies who receive a share of property tax from the property pursuant to Health and Safety Code Section 34191.5(c)(2)(A)(iii).

L. The City seeks to rejuvenate the Industrial Park area and intend to develop Parcel 6 (APN 021-240-032) as a City-owned recreational sports complex and Parcels 7 (APN 021-270-047) and 9 (APN 021-270-049) as a City corporate yard (the “Agency Properties”) as described in the LRPMP.

M. The City has executed a Grant Deed and Deed Restriction dated March 12, 2024 transferring ownership to Parcel 6 to the City and restricting use as a sports complex to comply with grant funding from the California Department of Parks and Recreation. Such documents are provided as Exhibit B.

N. According to the City, the development of the Agency Properties are proposed is critical to creation of the Industrial Park and carry out the intent of the LRPMP.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, which are incorporated herein by this reference, and the mutual promises in this Agreement, the parties agree as follows:

Section 1. The [District] approves the retention of the Agency Properties by the City to develop the properties as a recreational sports complex and City corporate yard as intended by the LRPMP and the Deed Restriction provided in Exhibit B.

Section 2. If, for any reason, the City does not develop the Agency Properties with governmental uses and instead sell the Agency Properties to a third party at a price greater than \$0 ("alternate disposition price"), the City hereby agrees that the [District] shall receive its pro rata share of net proceeds, if any, resulting from the sale of the Agency Property at the approved alternate disposition price in accordance with applicable provisions of the Dissolution Law. Exhibit C lists the District's pro rata share, together with the pro rata shares of all affected taxing entities for the sale of property within the boundaries of the Gridley Redevelopment Project Area, as provided by the Auditor-Controller of the County of Butte ("Auditor-Controller").

Section 3. The Parties acknowledge and agree that they are entering into this Agreement to satisfy the requirement presented by DOF to the effect that the City enters into a compensation agreement with each of the affected taxing entities.

Section 4.

- a. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same Agreement.
- b. Governing Law. This Agreement shall be governed by, and construed and enforced in accordance with, the internal laws of the State of California, without regard to conflict of law principles.
- c. No Assignments. This Agreement may not be assigned by any of the parties hereto.

IN WITNESS WHEREOF, this Compensation Agreement between the City and the [District] is effective as of the day and year first above written.

CITY

By: _____

Title: _____

APPROVED AS TO FORM:

By: _____

Title: _____

[DISTRICT]

By: _____

Title: _____

APPROVED AS TO FORM:

By: _____

Title: _____

ATTEST

By: _____
Clerk of Said Board

EXHIBIT A

LONG RANGE PROPERTY MANAGEMENT PLAN AND GRIDLEY INDUSTRIAL PARK MAPS

Figure 1: LRPMP Lot Map

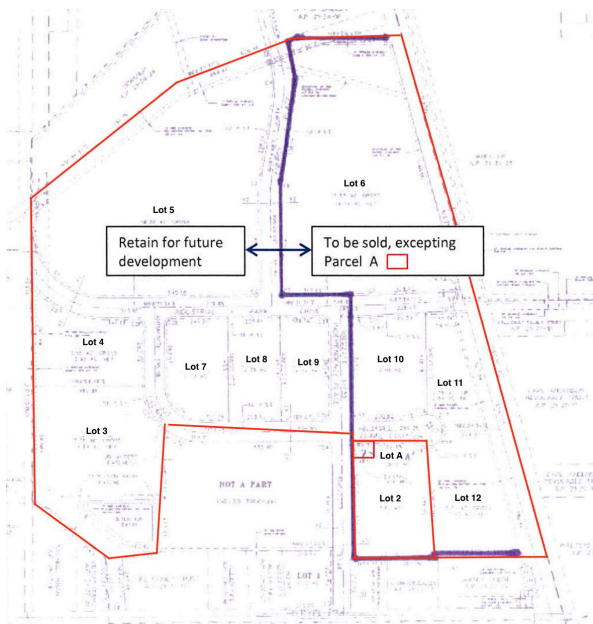


Figure 2: Industrial Park Recorded Map with LRPMP Overlay

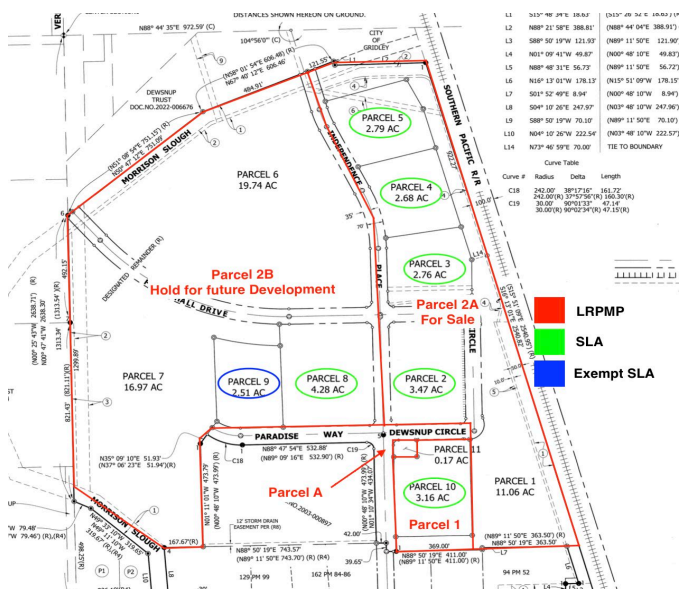


EXHIBIT B

Grant Deed and Deed Restriction for Parcel 6

Commented [A1]: Insert

EXHIBIT C
Taxing Agency Shares