

# Gridley City Council – Regular City Council Meeting Agenda

Monday, December 7, 2020; 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.”*

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## **Notice of Temporary City Council Meeting Procedures**

This meeting is being held in accordance with the Brown Act as currently in effect under the State Emergency Act, Governor Gavin Newsom’s Emergency Declaration related to COVID-19, and Governor Newsom’s Executive Order N-29-20 issued March 17, 2020 that allows attendance by City Council, City staff and the public to participate and conduct the meeting by teleconference and to participate in the meeting to the same extent as if they were present. Comments from the public on agenda items will be accepted until 2 pm on December 7, 2020, via email to [jmolinari@gridley.ca.us](mailto:jmolinari@gridley.ca.us) or via the payment/document drop box at Gridley City Hall and will be conveyed to the Council for consideration. The Mayor and Council appreciate the public’s adaptation and patience during this crisis.

You may attend via teleconference:

- Dial 1-888-204-5987
  - Enter the Access Code 5767603#
- 

**CALL TO ORDER** - Mayor Johnson

**ROLL CALL** - Recording Secretary

**PLEDGE OF ALLEGIANCE** – Council member Torres

**INVOCATION** - None

**PROCLAMATIONS** - 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. Council minutes dated October 21, November 2 and November 5, 2020
2. Council acceptance of 2021 City Council Meeting Schedule

3. Appointment of Rodney Harr, Chief of Police as Acting City Administrator effective December 7, 2020

**ITEMS FOR COUNCIL CONSIDERATION**

4. Council review and approval of Resolution No. 2020-R-025: A Resolution of The City Council of The City of Gridley Reciting the Fact of The General Municipal Election Held on November 3, 2020, Declaring the Results and Such Other Matters as Provided by Law
5. Swearing in and Seating of Newly Elected Council; Vote for Mayor and Vice Mayor
6. Resolution 2020-R-026: A Resolution of The City Council of The City of Gridley Adopting the Amended Housing Rehabilitation Program Guidelines and The First Time Homebuyer Program Guidelines

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

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

Prop 68 Parks Grant Application	1/19/2021
Edler Estates Pre-Application	1/19/2021
Bernard Rezone	1/19/2021
Sphere of Influence Update	2/15/2021
Introduction General Plan/Prezone/Annexation for north 400 ac.	3/1/2021
Approval of Mid-Year Budget Adjustments	3/1/2021

**CLOSED SESSION – None**

**ADJOURNMENT** – adjourning to a Special City Council meeting on December 17, 2020.

**NOTE 1: POSTING OF AGENDA-** This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m., December 4, 2020. This agenda along with all attachments is available for public viewing online at [www.gridley.ca.us](http://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 – Special City Council Meeting Minutes

Wednesday, October 21, 2020 6:00 pm  
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

## CALL TO ORDER

Mayor Johnson called the meeting to order at 6:01 pm.

## ROLL CALL

### Council Members

Present: Johnson, Borges, Williams, Torres  
Absent: Crye  
Arriving after roll call: None

### Staff present:

Tony Galyean, City Attorney  
Rodney Harr, Police Chief  
Ross Pippitt, Public Works Director  
Danny Howard, Electric Utility Director  
Ruben Quihuiz, Lieutenant

## COMMUNITY PARTICIPATION FORUM

The Mayor opened the forum and heard public comment in favor and not in favor of the City Administrator’s continued employment with the City of Gridley.

## CLOSED SESSION

1. Government Code 54957 - Public Employee Performance: City Administrator

Council came out of closed session and Attorney Galyean announced the following action: By a unanimous vote of 4-0, the Gridley City Council has accepted the resignation of Mr. Paul Eckert as City Administrator. In furtherance of Mr. Eckert’s gradual separation from the City of Gridley, effective immediately and through November 30, 2020, Mr. Eckert will be on paid Administrative leave, working remotely, during which time he will continue to focus on administration of critical city services, while laying the groundwork for a smoother transition to a successor. Mr. Eckert’s formal date of separation will be November 30, 2020.

## ADJOURNMENT

With no items for further discussion, Council adjourned at approximately 8:00 pm to the next regular meeting on November 2, 2020.

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Rodney Harr, Interim City Clerk

DRAFT

# Gridley City Council – Regular City Council Meeting Minutes

Monday, November 2, 2020; 6:00 pm  
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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## CALL TO ORDER

Mayor Johnson called the meeting to order at 6:02 pm

## ROLL CALL

### Council Members

Present: Johnson, Williams, Crye  
Absent: Borges, Torres  
Arriving after roll call: None

### Staff present:

Tony Galyean, City Attorney  
Ross Pippitt, Public Works Director  
Rodney Harr, Police Chief  
Ruben Quihuiz, Lieutenant

## PLEDGE OF ALLEGIANCE

Mayor Johnson led the Pledge of Allegiance

## INVOCATION - None

## PROCLAMATIONS

- Chamber of Commerce Appreciation Week
- Homeless and Runaway Youth Month

**Mayor Johnson read both proclamations.**

#### **INTRODUCTION OF NEW OR PROMOTED EMPLOYEES - None**

#### **COMMUNITY PARTICIPATION FORUM**

**The forum was opened and seeing no one present wishing to speak, was then closed.**

#### **CONSENT AGENDA**

1. City Council Minutes dated September 21 and October 5, 2020
2. Review and Approval of Resolution No. 2020-R-021: A Resolution of The City Council of The City of Gridley Approving the Attestation of Veracity for the 2019 Power Source Disclosure Report and Submission of The Report to The California Energy Commission
3. Approval of Resolution No. 2020-R-022: A Resolution of the City Council of the City of Gridley Authorizing and Designating City Representatives to Vote the City's Interests in Governance Agreements Associated with City's Participation in Programs, Projects and Services as a Member of The Northern California Power Agency
4. Approval of Resolution No. 2020-R-023: A Resolution of The City Council of The City of Gridley Approving Application(S) for Per Capita Grant Funds
5. Surveying Services Contract for Manual Vierra Park Boundary Survey

**Motion to approve the consent agenda by Vice Mayor Williams, seconded by Council member Crye**

#### **ROLL CALL VOTE**

**Ayes: Crye, Johnson, Williams**

**Motion passed, 3-0**

#### **ITEMS FOR COUNCIL CONSIDERATION**

6. Approval of Resolution No 2020-R-024: A Resolution of The City Council of The City of Gridley Authorizing the Gridley Fire Department to Receive A Volunteer Fire Assistance Grant

**Attorney Galyean briefed Council on the item. There was no discussion.**

**Motion to approve item #6 by Council member Crye, seconded by Vice Mayor Williams**

**ROLL CALL VOTE**

**Ayes: Johnson, Crye, Williams**

**Motion passed, 3-0**

- 7. Police Vehicle Surplus

**Chief Harr addressed Council, reviewing the staff report and detailing the need to surplus the 2007 vehicle due to its high mileage and inoperability.**

**Motion to approve item #7 by Vice Mayor Williams, seconded by Mayor Johnson.**

**ROLL CALL VOTE**

**Ayes: Johnson, Williams, Crye**

**Motion passed, 3-0**

- 8. Authorization to Purchase 2021 Ford Police Interceptor and Upfitting

**Chief Harr stated the need for the vehicle and reviewed the quote provided.**

**Motion to approve item #8 by Vice Mayor Williams, seconded by Mayor Johnson.**

**ROLL CALL VOTE**

**Ayes: Crye, Williams, Johnson**

**Motion passed, 3-0**

**CITY STAFF AND COUNCIL COMMITTEE REPORTS**

**There were no committee reports.**

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

Certification of Election Results	12/7/2020
Seating of New City Council	12/7/2020
Council Selection of Mayor and Vice Mayor	12/7/2020
Prop 68 Parks Grant Application	12/7/2020
Edler Estates Pre-Application	1/18/2021
Bernard Rezone	1/18/2021
Sphere of Influence Update	2/15/2021
Introduction General Plan/Prezone/Annexation for north 400 ac.	3/1/2021
Approval of Mid-Year Budget Adjustments	3/1/2021

**CLOSED SESSION – None**

**ADJOURNMENT**

**With no items for further discussion, Council adjourned at 6:20 pm to the next regular meeting on December 7, 2020.**

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**Rodney Harr, Interim City Clerk**

# Gridley City Council – Special City Council Meeting Minutes

Thursday, November 5, 2020; 6:00 pm  
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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## CALL TO ORDER

Mayor Johnson called the meeting to order at 6:14 pm

## ROLL CALL

### Council Members

Present: Johnson, Williams, Crye

Absent: Borges, Torres

Arriving after roll call: None

### Staff present:

Tony Galyean, City Attorney

Rodney Harr, Police Chief/Interim City Administrator

Danny Howard, Electric Utility Director

## PLEDGE OF ALLEGIANCE

Vice Mayor Williams led the Pledge of Allegiance

INVOCATION - None

PROCLAMATIONS - None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES - None



## COMMUNITY PARTICIPATION FORUM

The forum was opened and seeing no one present wishing to speak, was closed.

## CONSENT AGENDA - NONE

## ITEMS FOR COUNCIL CONSIDERATION

1. Acceptance and approval of Professional Services Agreement with Bob Murray & Associates concerning City Administrator Recruitment process.

Attorney Tony Galyean briefed Council on the item before them, reviewing the staff report.

There was little discussion among Council. A few brief questions from Seti Long and Michael Farr were answered by Council and Attorney Galyean.

Motion to approve Item #1 by Mayor Johnson, seconded by Council member Crye.

## ROLL CALL VOTE

Ayes: Johnson, Crye, Williams

Motion passed, 3-0

## CITY STAFF AND COUNCIL COMMITTEE REPORTS

No reports at this time.

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

Certification of Election Results	12/7/2020
Seating of New City Council	12/7/2020
Council Selection of Mayor and Vice Mayor	12/7/2020
Prop 68 Parks Grant Application	12/7/2020
Edler Estates Pre-Application	1/18/2021
Bernard Rezone	1/18/2021
Sphere of Influence Update	2/15/2021
Introduction General Plan/Prezone/Annexation for north 400 ac.	3/1/2021
Approval of Mid-Year Budget Adjustments	3/1/2021

## CLOSED SESSION – None

## ADJOURNMENT

With no items for further discussion, Council adjourned at 6:40 pm to the next regular meeting scheduled for December 7.

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Rodney Harr, Interim City Clerk



**City Council Agenda Item #2**  
Staff Report

**Date:** December 7, 2020  
**To:** Mayor and City Council  
**From:** Rodney Harr, Police Chief/Acting City Administrator  
**Subject:** Acceptance of 2021 City Council Meeting Schedule

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<b>X</b>	Regular
	Special
	Closed
	Emergency

**Recommendation**

Staff respectfully requests the City Council review and accept the 2021 City Council Meeting Schedule.

**Background**

The City Council meets twice a month on the first and third Monday. From time to time we may need to have additional meetings, such as during budget season, or we may need to cancel or move a meeting due to the timing with holidays. This proactive step of accepting a yearly schedule allows the Council and staff to better prepare for the upcoming new year.

**Financial Impact**

There is no financial impact associated with this item.

**Compliance with the City Council Strategic Plan or Budget Goals**

This recommendation is consistent with our ongoing efforts to be open and transparent regarding all actions, including Council meetings.

**Attachment:**

2021 City Council Meeting Schedule

**City of Gridley**  
**2021 City Council Meeting Schedule**  
**All Regular Meetings Start at 6:00 p.m.**

January 4 (Cancel due to close proximity to holidays)

January 19 (Tuesday, due to Martin Luther King Day)

February 1

February 16 (Tuesday, due to President's Day)

March 1

March 15

April 5

April 19

May 3 (Includes Budget Study Session)

May 17 (Includes Budget Study Session)

June 7 (Includes Budget Study Session)

June 21 (Budget Adoption)

July 5 (Cancel due to Independence Day holiday)

July 19

August 2

August 16

September 7 (Tuesday, due to Labor Day)

September 20

October 4

October 18

November 1

November 15 (Cancel due to typically slow period)

December 6

December 20 (Cancel due to typically slow period)

**City Council Agenda Item #3**  
Staff Report

**Date:** December 7, 2020

**To:** Mayor and City Council

**From:** City Attorney Tony Galyean

**Subject:** Appointment of Rodney Harr, Chief of Police as Acting City Administrator effective December 7, 2020

<b>X</b>	Regular
	Special
	Closed
	Emergency

**Recommendation**

Staff respectfully recommends that the Mayor and City Council designate, appoint, and formally confirm Rodney Harr, the Gridley Police Chief as the Acting City Administrator and Police Chief for the City of Gridley effective December 7, 2020.

**Background**

On October 21, 2020 the City Council accepted the resignation tendered by the City Administrator, Paul Eckert, effective November 30, 2020. In accordance with the Gridley Municipal Code Chapter 2, §2.03.100, the City Council is to approve the designation and appointment of the Acting City Administrator, and formally confirm the selection at the next regularly scheduled meeting.

The appointment of Chief Rodney Harr is recommended for a period of approximately six months. The City Council has retained Bob Murray & Associates to advertise, search, and recruit a new City Administrator; it may be the temporary period may be shortened. The City Council will be able to periodically evaluate the process and determine if additional changes are needed in the near future.

**Fiscal Impact**

Savings are anticipated due to reduced salary costs for a period up to six months.

**Compliance with City Council Strategic Plan or Budget Goals**

The City Council and City staff are committed to provide the best possible financial practices, the highest possible transparency regarding all financial transactions, and attracting and retaining the most effective, customer focused workforce possible.

**Attachment**

1. Letter of Confirmation



City of Gridley  
685 Kentucky Street  
Gridley, CA 95948  
Office 530-846-3631 / Fax 530-846-3229  
[www.gridley.ca.us](http://www.gridley.ca.us)

December 7, 2020

Mr. Rodney Harr  
Chief of Police  
City of Gridley  
685 Kentucky St.  
Gridley, CA 95948

Re: Confirmation of Appointment as the Acting City Administrator

Dear Chief Harr:

This letter is confirmation of your appointment by the City Council of the City of Gridley to the position of Acting City Administrator. You will continue to serve as the Chief of Police and Acting City Administrator for a temporary period up to six months to May 7, 2021.

The City Council wishes to extend its appreciation to you for helping the City continue to move forward and provide your leadership during this time.

Sincerely,

---

Bruce Johnson, Mayor

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Anthony Galyean, City Attorney

**City Council Agenda Item #4**  
Staff Report

**Date:** December 7, 2020  
**To:** Mayor and City Council  
**From:** Tony Galyean, City Attorney

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

**Subject:** Resolution No. 2020-R-025: A Resolution of The City Council of The City of Gridley Reciting the Fact of The General Municipal Election Held on November 3, 2020, Declaring the Results and Such Other Matters as Provided by Law

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**Recommendation**

Staff respectfully requests the City Council adopt Resolution No. 2020-R-025 with Exhibit "A", Reciting the Facts of the General Election Held on Tuesday, November 3, 2020, and Accepting the Certified Canvass and Statement of Results of the Election from the Registrar of Voters.

**Compliance with City Council Strategic Plan or Budget Goals**

The recommendation is consistent with City Council Strategic Goals focused on effective leadership and long-term organizational planning.

**Financial Impact**

None

**Attachments:**

- Resolution No. 2020-R-025
- Exhibit "A"

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY RECITING THE FACT OF THE GENERAL MUNICIPAL ELECTION HELD ON NOVEMBER 3, 2020, DECLARING THE RESULTS AND SUCH OTHER MATTERS AS PROVIDED BY LAW**

**WHEREAS**, a General Municipal Election was held and conducted in the City of Gridley, California on Tuesday, November 3, 2020 as required by law; and

**WHEREAS**, notice of the election was given in time, form and manner as provided by law; that voting precincts were properly established, that election officers were appointed and that in all respects the election was held and conducted and the votes were cast, received and canvassed and the returns made and declared in time, form and manner as required by the provisions of the Elections Code of the State of California for the holding of elections in general law cities; and

**WHEREAS**, pursuant to Resolution No. 2020-R-011 adopted July 8, 2020, the County Election Department canvassed the returns of the election and has certified the results to this City Council, the results certified by Candace Grubbs on November 30<sup>th</sup> are received, attached and made a part hereof as **Exhibit "A"**.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GRIDLEY, CALIFORNIA, DOES RESOLVE, DECLARE, DETERMINE AND ORDER AS FOLLOWS:**

- That the names of persons voted for at the election for Member of the City Council are as follows: Chris Williams, Quintin Crye, Michael Farr, Catalina Sanchez, J Angel Calderon, Raymond Borges and Jessica Ramos-McElroy
- That the number of votes given in the City to each of the persons above named for the respective offices for which the persons were candidates is listed in **Exhibit "A"**
- That J Angel Calderon, Michael Farr and Catalina Sanchez have been elected for the full term of four years
- That the City Attorney shall administer to each person elected the Oath of Office prescribed in the Constitution of the State of California and shall have them subscribe to it and file it in the office of the City Clerk. Each and all of the persons so elected shall then be inducted into the respective office to which they have been elected
- That the City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions



**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 7<sup>th</sup> day of December, 2020 by the following vote:

AYES: COUNCIL MEMBERS

NOES: COUNCIL MEMBERS

ABSENT: COUNCIL MEMBERS

ABSTAIN: COUNCIL MEMBERS

ATTEST:

APPROVE:

\_\_\_\_\_  
Rodney Harr, Interim City Clerk

\_\_\_\_\_  
Bruce Johnson, Mayor

Exhibit A



**Certification of  
County Clerk-Recorder/Registrar of Voters  
to the Results of the Canvass  
of the November 3, 2020  
Consolidated General Election**

STATE OF CALIFORNIA } ss.  
County of Butte

I, Candace J. Grubbs, County Clerk-Recorder/Registrar of Voters of Butte County, do hereby certify that, in pursuance of the provisions of California Elections Code Section 15300, et. seq., I did canvass the results of the votes cast in the Consolidated General Election held in Butte County on November 3, 2020, for the contests and measures that were submitted to the vote of the voters, and that the Statement of Votes Cast to which this certificate is attached, is full, true and correct.

I, hereby set my hand and official seal this 30<sup>th</sup> day of November, 2020, at Oroville, California.



Candace J. Grubbs  
County Clerk-Recorder/Registrar of Voters  
County of Butte, State of California

## Thermalito School Board Member (Vote for 2)

Precincts Reported: 9 of 9 (100.00%)

		Total	
Times Cast		4,349 / 6,026	72.17%
Candidate	Party	Total	
RICHARD L MEYER		1,815	36.05%
TRACELL BIDDLE-LEWIS		1,740	34.56%
JOBELLE E LERNER		1,480	29.39%
Total Votes		5,035	

## Gridley City Council Member (Vote for 3)

Precincts Reported: 2 of 2 (100.00%)

		Total	
Times Cast		2,778 / 3,452	80.48%
Candidate	Party	Total	
MICHAEL W FARR		1,188	18.58%
CATALINA SANCHEZ		1,099	17.19%
J ANGEL CALDERON		1,077	16.84%
JESSICA RAMOS-MCELROY		956	14.95%
RAYMOND BORGES		905	14.15%
CHRIS WILLIAMS		876	13.70%
QUINTIN CRYE		293	4.58%
Total Votes		6,394	

## Biggs City Council Member (Vote for 2)

Precincts Reported: 1 of 1 (100.00%)

		Total	
Times Cast		774 / 950	81.47%
Candidate	Party	Total	
JOHN BUSCH		427	41.46%
JEROME SQUIRES		366	35.53%
STEPHEN M SHERLOCK		237	23.01%
Total Votes		1,030	

## Chico City Council DIST 1 (Vote for 1)

Precincts Reported: 6 of 6 (100.00%)

		Total	
Times Cast		8,263 / 9,672	85.43%
Candidate	Party	Total	
SEAN MORGAN		4,794	62.20%
CURTIS PAHLKA		2,914	37.80%
Total Votes		7,708	



**City Council Agenda Item #5**  
Staff Report

**Date:** December 7, 2020  
**To:** Mayor and City Council  
**From:** Tony Galyean, City Attorney  
**Subject:** Swearing in and Seating of Newly Elected Council; Vote for Mayor and Vice Mayor

<b>X</b>	Regular
	Special
	Closed
	Emergency

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**Recommendation**

Staff respectfully requests the City Council direct City Attorney Tony Galyean to assume temporary coordination of the City Council meeting. The City Attorney will provide an overview of the steps involved in swearing in of the new City Council, seating of the new City Council, and selection of the Mayor and selection of the Vice Mayor.

The City Attorney will perform the swearing in of Michael Farr, J Angel Calderon and Catalina Sanchez and will coordinate the stepping down of the outgoing Councilmembers. The new Councilmembers will then take the vacant seats. After the position of the Mayor is selected, the Mayor will assume responsibility of the Council meeting and will ask for nominations for the Vice Mayor.

**Compliance with City Council Strategic Plan or Budget Goals**

The recommendation is consistent with City Council Strategic Goals focused on effective leadership and long-term organizational planning.

**Financial Impact**

None

**Attachments:**

Oaths of Office

# CITY OF GRIDLEY

## OATH OF OFFICE

State of California, County of Butte

I, J Angel Calderon, do solemnly swear that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic, that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter, so help me God.

---

J Angel Calderon, Councilmember

Subscribed and sworn before me, this 7<sup>th</sup> day of December, 2020

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Tony Galyean, City Attorney

# CITY OF GRIDLEY

## OATH OF OFFICE

State of California, County of Butte

I, Michael Farr, do solemnly swear that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic, that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter, so help me God.

---

Michael Farr, Councilmember

Subscribed and sworn before me, this 7<sup>th</sup> day of December, 2020

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Tony Galyean, City Attorney

# CITY OF GRIDLEY

## OATH OF OFFICE

State of California, County of Butte

I, Catalina Sanchez, do solemnly swear that I will support and defend the Constitution of the United States and the Constitution of the State of California against all enemies, foreign and domestic, that I will bear true faith and allegiance to the Constitution of the United States and the Constitution of the State of California; that I take this obligation freely, without any mental reservation or purpose of evasion; and that I will well and faithfully discharge the duties upon which I am about to enter, so help me God.

---

Catalina Sanchez, Councilmember

Subscribed and sworn before me, this 7<sup>th</sup> day of December, 2020

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Tony Galyean, City Attorney



**City Council Agenda Item #6**  
Staff Report

**Date:** December 7, 2020

**To:** Mayor and City Council

**From:** Rodney Harr, Interim City Administrator

**Subject:** Resolution 2020-R-026: A Resolution of The City Council of The City of Gridley Adopting the Amended Housing Rehabilitation Program Guidelines and The First Time Homebuyer Program Guidelines

<b>X</b>	Regular
	Special
	Closed
	Emergency

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**Recommendation:**

City staff respectfully recommends that the City Council adopt a resolution approving the revised guidelines for the City’s First Time Homebuyer Program and Single-Family Housing Rehabilitation Program

**Background:**

On May 6, 2019 the City Council approved the program guidelines for the City of Gridley’s First Time Homebuyer and Single-Family Housing Rehabilitation Programs. The State Department of Housing and Community Development (HCD) has since issued updated templates for the program guidelines and is requiring the City to make the updates as reflected in the attached redline versions. The updates are summarized as follows:

First Time Homebuyer

- Section 3.2.A.2) Conditions – Add a sentence clarifying that if there are one or more health and safety deficiencies in homes to be purchased under the program, the City will approve the subsidy only if the buyer and seller agree to make necessary repairs to the dwelling unit prior to transfer of property ownership at their own expense.
- Attachment A, 24 CFR Part 5 Annual Income Inclusions and Exclusions – Update to current regulations.
- Attachment C – Update max purchase price, income limits and subsidy limits for the program.
- Other minor formatting revisions.

Single-Family Housing Rehabilitation

- Section 1.2.F. Loan Request/Approval – Add a sentence clarifying that for project funded with HOME, the project costs listed in Section 6.3 are considered activity delivery costs to be paid by the City and may not be charged to the homeowner’s loan.
- Section 6.2.E Eligible Construction Costs – Clarification of the term “Major Systems” and remaining useful life expectancy.
- Attachment A, 24 CFR Part 5 Annual Income Inclusions and Exclusions – Update to current regulations.

- Attachment C – Update max purchase price, income limits and subsidy limits for the program.
- Other minor formatting revisions.

**Financial Impact:**

There is no impact to the General Fund. All costs associated with the programs are funded through HOME, CDBG and CalHome grant funds.

**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:**

1. Resolution No. 2020-R-026
2. First Time Homebuyer Program Guidelines – Available for public review at the Administration Counter in City Hall
3. Revised Single-Family Housing Rehabilitation Program Guidelines – Available for public review at the Administration Counter in City Hall

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY ADOPTING THE AMENDED HOUSING REHABILITATION PROGRAM GUIDELINES AND THE FIRST TIME HOMEBUYER PROGRAM GUIDELINES**

**WHEREAS**, the City of Gridley has an active Housing Rehabilitation Program funded by Community Development Block Grant (CDBG) program grants and HOME Investment Partnerships Program (HOME) grants; and,

**WHEREAS**, the City of Gridley also has funding from HOME and CDBG for the homebuyer assistance program; and,

**WHEREAS**, the City Council is required to establish rules governing the programs; and

**WHEREAS**, the current program guidelines require updating.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Gridley that the Single-Family Housing Rehabilitation Assistance Programs (CDBG, HOME, CalHome) Program Design and Process Guidelines (Attachment 1) and Homebuyer Guidelines for CalHome Program, Community Development Block Grant (CDBG) Program and HOME Investment Partnerships Program (Attachment 2) are hereby adopted.

**I HEREBY CERTIFY** that the foregoing resolution was duly introduced and passed at a regular meeting of the City Council of the City of Gridley held on the 7<sup>th</sup> of December 2020, by the following vote:

AYES: COUNCILMEMBERS

NOES: COUNCILMEMBERS

ABSTAIN: COUNCILMEMBERS

ABSENT: COUNCILMEMBERS

ATTEST:

APPROVE:

\_\_\_\_\_  
Rodney Harr, Interim City Clerk

\_\_\_\_\_  
Mayor