



MINUTES CITY OF GRIDLEY CITY COUNCIL

REGULAR MEETING
6:00 P.M., MONDAY
MARCH 16th, 2015

CITY HALL
685 KENTUCKY STREET
GRIDLEY, CALIFORNIA

Mayor, Frank Hall
Vice Mayor, Bruce Johnson
Council member, Jeff Draper
Council member, Owen Stiles
Council member, Ray Borges

A. CALL TO ORDER

The meeting was called to order at 6:00 p.m.

B. ROLL CALL

Council members

Present: Draper, Stiles, Borges, Johnson, Hall
Absent: None
Arriving post roll call: None

Staff present:
Brant Bordsen, City Attorney
Matt Michaelis, Finance Director
Donna Decker, Planning Consultant
Bruce Nash, City Engineer

C. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Councilman Draper

D. COMMUNITY PARTICIPATION FORUM

Jason Soares, 1743 W. Biggs Gridley Road, thanked Council on behalf of Youth Rugby for the use of the Eagle Meadows Park. He stated there were 77 signups, 9 of which were girls. He also thanked the Recreation Dept. for their support.

Mike Dahl, 1784 Grace Road, spoke regarding the use of the park for the Easter egg hunt and a street closure for a tri-tip dinner fund raiser for the museum.

E. PUBLIC HEARING

1. Public hearing to solicit citizen input on the City's intent to rezone an approximately 0.33 acre total land area consisting of one 0.12 acre parcel from Single Family Residential (R-1) Mixed Use Overlay and one 0.21 acre parcel zoned Public Quasi-Public (PQP) Mixed Use Overlay to Restricted Commercial (C-1)

Planning consultant Donna Decker reviewed the staff report that included maps showing the portion of property to be rezoned. The ordinance would make the zoning consistent with the use, which is commercial. Staff recommendation is to have the introduction and first reading of Ordinance 812-2015 and approve resolution 2015-R-001

Mayor Hall opened the public hearing and seeing no one present wishing to speak, the hearing was closed.

2. Introduction and first reading of Ordinance 812-2015: An Ordinance of the City Council of the City of Gridley to Rezone an Approximately 0.33 Acre Total Land Area Consisting of one 0.12 Acre Parcel from Single Family Residential (R-1) Mixed Use Overlay and one 0.21 Acre Parcel Zoned Public Quasi-Public (PQP) Mixed Use Overlay to Restricted Commercial (C-1)
3. Approval of Resolution No. 2015-R-001: A Resolution of the Gridley City Council to Amend the General Plan Land Use Designations of a 0.12 Acre Parcel, APN 009-

122-009, from Residential Low Density to Commercial and a 0.21 Acre Parcel, APN 009-122-003, from Downtown Mixed Use to Commercial, and to Adopt a Negative Declaration for the Proposed General Plan Amendment, Rezone, and the Development of the Parcel for Public Parking

Motion for introduction and first reading of Ordinance 812-2015 and approval of Resolution No. 2015-R-001 made by Councilman Stiles, seconded by Vice Mayor Johnson

ROLL CALL VOTE

Ayes: Draper, Stiles, Borges, Johnson, Hall

Motion passed, 5-0

F. CONSENT CALENDAR - *All items listed under the Consent Calendar are considered routine and acted upon by one motion. Any Council member may request that an item be removed for separate consideration. The City Council may only make minor comments; otherwise the item should be removed from the consent agenda and placed as the first item(s) under "Items for Council Consideration".*

4. Council minutes dated November 17, 2014
5. Electric Department monthly update, February 2015
6. Police Department monthly update, February 2015
7. Feather Flyer monthly update, February 2015
8. Public Works monthly update, February 2015
9. Planning Department monthly update, February 2015
10. Building Department monthly update, February 2015
11. I.T. monthly update, February 2015
12. Recreation Department monthly update, February 2015
- * 13. Confirmation of the dissolution of any ad hoc committee

Motion to approve the consent calendar by Vice Mayor Johnson, seconded by Councilman Draper

ROLL CALL VOTE

Ayes: Draper, Stiles, Borges, Johnson, Hall

Motion passed, 5-0

G. ITEMS FOR COUNCIL CONSIDERATION

14. Council appointments to the Gridley RDA Oversight Committee

This item was tabled.

15. Approval of Resolution No. 2015-R-002: A Resolution of the Gridley City Council Accepting the CalRecycle Rubberized Pavement Grant Trp5-14-0099 in the Amount of \$25,793 and to Allocate Funds to Implement the Grant to Resurface Approximately 8,441 Linear Feet (51,586 square yards) of Improved Roadway

Planning Consultant Donna Decker reviewed the staff report with Council. She stated that the grant has been applied for and Council authorized the Finance Director to accept. This is not a cash match grant. The grant will fund 10% of the estimated cost for street resurfacing. Accepting the grant would require the City to set aside approximately \$231,137 for the next budget year. Monies are available but approximately 90% would be used for this project, leaving that fund depleted. She then outlined three different options for Council in accepting or not accepting the grant.

Finance Director Matt Michaelis explained that there is approximately \$350,000 in gas tax reserves that can go toward this grant. He stated that it is important to realize that gas tax reserves continually fluctuate. It takes time to build the kind of reserve we currently have. There is also a degree of uncertainty with regard to the general fund and accessing the gas tax reserves in an effort to cut back on the general fund side of the

street maintenance program may be an option the City has to consider in the future. He recommended maintaining the gas tax reserves to be as high as possible.

There was discussion among Council as to how long it takes to build such a reserve and the possibility of using just a percentage of the grant monies. Then the discussion turned to the product itself. Public Works Supervisor Randy Davis stated he is not familiar with the product. City Engineer Bruce Nash commented that the “carrot is not big enough”, if they offered you more money it would be more attractive to the City. There was brief discussion as to the quality of product.

Council directed for staff to visit another City where this product has been used and come back to Council with more information and a better map of the area to have the product applied. Council will schedule a special meeting and take a look at the presented information.

16. Approval of Resolution No. 2015-R-003: A Resolution of the Gridley City Council Authorizing the Advertisement of a Request for Proposals for Professional Real Estate Services for the Sale of 225-277 Kentucky Street, APN 010-122-012, to have the Vacant Unit 277 Kentucky Street Cleaned and Repaired in Preparation of Sale, and to Direct Staff to Update the 2013 Property Appraisal

Donna Decker explained to Council that this property is a CDBG asset, even though it is in the City’s name. According to the CDBG Income Reuse Plan, there is no allowance for us to remain as landlords and have tenants at this property. The City needs to dispose of the property to be in compliance with CDBG. This resolution is to allow the cleaning and repair of 277 Kentucky Street, retaining a real estate professional and have an appraisal done.

Motion to approve Resolution No. 2015-R-003 made by Vice Mayor Johnson, seconded by Councilman Stiles

ROLL CALL VOTE

Ayes: Draper, Stiles, Borges, Johnson, Hall

Motion passed, 5-0

17. Approval of Resolution No. 2015-R-004: A Resolution of the City Council of the City of Gridley Authorizing the Finance Director to Enter Into a Future Professional Services Agreement to Provide a Cost Allocation Plan for General Fund Departments

Finance Director Matt Michaelis reviewed the staff report stating that this resolution will allow the Finance Director to choose a consultant for a cost allocation plan for the general fund departments. An RFP was issued and the City received two proposals.

Motion to approve Resolution No. 2015-R-004 made by Vice Mayor Johnson, seconded by Councilman Draper

ROLL CALL VOTE

Ayes: Draper, Stiles, Borges, Johnson, Hall

Motion passed, 5-0

18. Approval of Deferred Improvement Agreement for 280 Randolph Avenue

City Engineer Bruce Nash stated that the homeowners are adding 894 sq. ft. of living area. The Gridley Municipal Code requires that when someone increases the intensity of use, which is living area, they are required to put frontage improvements in if they don’t exist. If they do have improvements, they are required to bring them up to City standards. There are no existing improvements at this property, or on the entire block. The homeowners are requesting a deferred improvement agreement.

Motion to approve deferred improvement agreement made by Councilman Stiles, seconded by Councilman Borges

ROLL CALL VOTE

Ayes: Draper, Stiles, Borges, Johnson, Hall

Motion passed, 5-0

H. COUNCIL COMMITTEE REPORTS - *Brief reports on conferences, seminars, and meetings attended by the Mayor and City Council members, if any.*

Mayor Hall reported that he attended the Lafco meeting as well as the Sutter Buttes Flood Control meeting.

I. ADJOURNMENT

With no further items for discussion, Council adjourned to the next regular meeting scheduled for Monday, April 6.



Dean Price, Interim City Clerk