

## Gridley City Council – Regular Meeting Agenda

Monday, April 4, 2022; 6:00 pm

Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

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The Public is encouraged to attend and participate in person. Comments from the public on agenda items will be accepted until 4 pm on April 4, 2022, via email to [csantana@gridley.ca.us](mailto: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:

Webinar ID: <https://us06web.zoom.us/j/87033500438?pwd=ZDI0cXJHNGtqS09GclBsbE40UkhLUT09>

Passcode: 159973

**OR**

Call-in using one of the following numbers, and the above ID and passcode:

1-(253) 215-8782

1-(720) 707-2699

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

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**CALL TO ORDER** - Mayor Johnson

**ROLL CALL**

**PLEDGE OF ALLEGIANCE** – Councilmember Calderon

**INVOCATION** – Pastor Rob Kearbey, Seventh Day Adventist Church

**PROCLAMATION** - None

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

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

## CONSENT AGENDA

1. City Council minutes dated March 4<sup>th</sup> and March 21<sup>st</sup>, 2022

## ITEMS FOR COUNCIL CONSIDERATION

2. Informational Update from Waste Management regarding new fee structure, SB 1383 implementation, and Waste Management's public outreach program
3. Gridley Museum Building Maintenance
4. Water, Sewer, and Electric Rate Studies

**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):*

Stewart TPM	4/18/2022
Award Contract for Construction of MVP Tennis Court Rehab Project	4/18/2022
Introduction to Housing Element Update	5/2/2022
Cal Trans SR99 Improvement Presentation	5/2/2022
Approve Gridley's Wildfire Mitigation Plan	5/16/2022
Approve Gridley's Utility Security Plan	5/16/2022
Edler Estates	5/16/2022
Adopt Housing Element 2022-2030	5/16/2022

**CLOSED SESSION - None**

**ADJOURNMENT** – adjourning to a Regular meeting on April 18, 2022.

**NOTE 1: POSTING OF AGENDA-** This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m., April 1, 2022. 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 Meeting Minutes**

Friday, March 4, 2022; 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 6:06 pm.**

## **ROLL CALL**

### **Council Members**

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

**Staff present:** Cliff Wagner, City Administrator  
Elisa Arteaga, Finance Director  
Rodney Harr, Police Chief  
Dave Harden, City Engineer

## **PLEDGE OF ALLEGIANCE**

**Council Member Calderon 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.**

## **STUDY SESSION**

1. Mid-Year Departmental Budget Review
  - Public Works: Sewer, Water, Streets, Parks

**Finance Director Elisa Arteaga reviewed the above departmental budgets by means of a power point presentation. No action was taken.**

## **CITY STAFF AND COUNCIL COMMITTEE REPORTS**

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

Award Contract for Municipal Services Review	5/16/2022
Edler Estates	6/20/2022

**CLOSED SESSION - None**

**ADJOURNMENT**

**With no items for further discussion, Council adjourned to the next regular meeting on March 7, 2022.**

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**Cliff Wagner, City Clerk**

# Gridley City Council – Regular Meeting Minutes

Monday, March 21, 2022; 6:00 pm  
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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

## CALL TO ORDER

Mayor Johnson called the meeting to order at 6:03 pm.

## ROLL CALL

### Councilmembers

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

### Staff Present:

Cliff Wagner, City Administrator  
Tony Galyean, City Attorney  
Rodney Harr, Chief of Police  
Elisa Arteaga, Finance Director  
Danny Howard, Electric Utility Director

## PLEDGE OF ALLEGIANCE

Councilmember Sanchez led the Pledge of Allegiance.

## INVOCATION - None

## PROCLAMATION

Chief Harr presented the 2021 Police Officer of the Year plaque to Officer Jennifer Silva.

## INTRODUCTION OF NEW OR PROMOTED EMPLOYEES

City Administrator Wagner introduced the new City Administrative Secretary, Carmen Santana.

## COMMUNITY PARTICIPATION FORUM

Sunny Dhami spoke in hopes to expedite projects he currently has with the City of Gridley. Dhami also addressed plan review fees.

## CONSENT AGENDA

1. City Council minutes dated March 3<sup>rd</sup> and March 7<sup>th</sup>, 2022

2. Kiwi Vineyard Estates; Tentative Subdivision Map 1-20; Annexation 1-20; Annexation of 19.95 acres from Butte County to the City of Gridley with amendments to the Tentative Subdivision Map 1-20 Conditions of Approval. (009-290-006)
  - o Adopt Resolution No. 2022-R-008 to amend the approved conditions of approval for TSM 1-20 incorporating additional conditions from LAFCo; and,
  - o Adopt Resolution No. 2022-R-009 to accept the annexation of the 19.95 acres of unincorporated territory APN 009-290-006 into the City of Gridley.

**Motion to approve the consent agenda by Council Member Calderon, seconded by Vice Mayor Farr.**

**ROLL CALL VOTE**

**Ayes: Calderon, Johnson, Farr, Sanchez**

**Motion Passed, 4-0**

**ITEMS FOR COUNCIL CONSIDERATION**

3. California Health Collaborative – Si Se Puede Youth Presentation (requested by Councilmember Sanchez)

**Si Se Puede Youth Group presented a power point discussing the harmfulness of secondhand smoke in hopes to have a city ordinance created banning smoking at all public parks.**

4. Appointment to Fill Planning Commission Vacancies

**Richard Holland and Jeff Adams nominated to fill Planning Commission vacancies.**

**Motion to appoint these nominees by Vice Mayor Farr, seconded by Mayor Johnson.**

**ROLL CALL VOTE**

**Ayes: Farr, Johnson, Calderon**

**Noes: Sanchez**

**Motion passed, 3-1**

5. Resolution No. 2022-R-010: A Resolution of the City of Gridley Authorizing the Modification of the 2021-2022 Budget by Appropriating Supplemental Funds

**Elisa Arteaga presented the staff report, explaining the appropriating of supplemental funds.**

**Motion to approve item #5 by Councilmember Calderon, seconded by Councilmember Sanchez.**

**ROLL CALL VOTE**

**Ayes: Johnson, Farr, Calderon, Sanchez**

**Motion Passed, 4-0**

6. Informational update on Assignment Administration Agreement with NCPA for Western Area Power Administration (WAPA) Base Resource Percentage (2025 Western AAA) Management

**Administrator Wagner presented the information relating to the extension of our current agreement with NCPA that will currently expire at the end of 2024.**

**Pat Coghlan briefly addressed Council with his suggestion regarding electric transmission fees.**

7. Award of Request for Proposal for 2018 CDBG-DR Multifamily Housing Program

**Elisa Arteaga addressed the Council requesting approval the proposal from Housing Tools for 2018 CDBG Multi-Family Housing Program administrative oversight.**

**Pat Coghlan asked if there were any other bids for this project.**

**Motion to approve item #7 by Councilmember Sanchez, seconded by Councilmember Calderon.**

**ROLL CALL VOTE**

**Ayes: Calderon, Johnson, Farr, Sanchez**

**Motion Passed, 4-0**

**CITY STAFF AND COUNCIL COMMITTEE REPORTS**

**Councilmember Sanchez announced she will be attending an upcoming NCPA conference in Washington D.C.**

**Mayor Johnson provided a report on the Butte County Mosquito and Vector Control District and Sutter Butte Flood Control Agency meetings he attended.**

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

Award Contract for Municipal Services Review	4/18/2022
Award Contract for Construction of MVP Tennis Court Rehab Project	4/18/2022
Elder Estates	5/16/2022

**CLOSED SESSION**

8. Conference with Legal Counsel – Existing Litigation – pursuant to Government Code 54956.9, case of “Marco Anthony Garcia-Padilla, Plaintiff vs. City of Gridley, et al, Defendants.” pending in the United States District for the Eastern District of California, Case No. 2:21-CV-00206-TLN-DMC;
9. Conference with Legal Counsel – Existing Litigation – pursuant to Government Code 54956.9, case of “Aqualliance, California Water Impact Network and California Sportfishing Protection Alliance, Plaintiffs vs. Biggs-West Gridley Water District, et al, Defendants” pending in the Butte County Superior Court as Case No. 22CV00348.”

Council went into closed session at 7:30 pm and came out at 8:08 pm with the following reportable action on item #8: The City council approved and adopted the settlement reached with Plaintiff at the Mandatory Settlement Conference held on March 7, 2022, at the United States District Court for the Eastern District of California.

#### **ADJOURNMENT**

Mayor Johnson adjourned to the next regular meeting on April 4, 2022, in memory of Lisbeth Ann Lewis.

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**Cliff Wagner, City Clerk**

DRAFT



# City Council Agenda Item #2

(Informational Item Only)

Informational Update from Waste Management  
regarding new fee structure, SB 1383  
implementation, and Waste Management's public  
outreach program



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

**Date:** April 4, 2022  
**To:** Mayor and City Council  
**From:** Cliff Wagner, Administrator  
**Subject:** Gridley Museum Building Maintenance

X	Regular
	Special
	Closed
	Emergency

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**Recommendation**

City staff is seeking direction on needed HVAC and window replacement energy efficiency maintenance actions to preserve and enhance the condition of the city-owned building, currently under lease to the Gridley Museum. Staff requests council authorization to solicit competitive bids for replacement of Museum upstairs windows and expansion/improvement of the HVAC system to include the upstairs area.

**Background**

The Museum building was built in 1909 by H. C. Veatch to be used as the Gridley State Bank, and office spaces upstairs for dentists, doctors, and attorneys. On January 12, 2001, the City of Gridley purchased the building located at 601 Kentucky St, Gridley, CA. Subsequently, the building was leased to the Gridley Museum, a not-for-profit 501 c3 organization.

In October 2021, Gridley City Engineer and Public Works Director conducted an inspection of the building and found the building in need of immediate maintenance in several areas and those efforts have begun in collaboration with the Museum Board of Directors. It was determined at that time, that replacement of the upstairs windows and HVAC system should be addressed at the earliest opportunity, with attention to additional needed repairs over the course of the next year.

Currently, the HVAC system only services the first floor of the building. It is necessary to have a professional evaluation of the existing system to determine what HVAC changes would be necessary to service the entire building. Because the replacement of the upstairs windows and addition of an HVAC system would result in significant gains in energy efficiency, these could potentially be done using GHG funds.

**Fiscal Impact**

Because the items proposed to be replaced can be paid using GHG funds, there would be no impact to the general fund.

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

This course of action is consistent with the City of Gridley's commitment to achieve maximum efficiency for operations and services.

**Attachments** - None



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

**Date:** April 4, 2022  
**To:** Mayor and City Council  
**From:** Cliff Wagner, Administrator  
**Subject:** Water, Sewer, and Electric Rate Studies

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

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**Recommendation**

City staff is seeking Council approval to solicit Request for Proposals (RFPs) for rate study proposals through the Northern California Power Agency (NCPA) Support Services Program Agreement (SSPA). RFPs for rate studies would be targeted to water and sewer rates, and electric rates.

**Background**

The budget summary of the City of Gridley has highlighted long-standing structural deficits in the City's water and sewer enterprise funds. The last review of the city's electric rate structure was conducted in 2017 and no longer reflects the conditions present in the current electric market. Moreover, each enterprise fund condition should be monitored and evaluated from time to time by an independent third party to ensure the near and long-term viability of the enterprise fund. This process should be independent, transparent and data driven. A comprehensive analysis and recommendations from the agencies conducting the studies will guide important policy making decisions as the City navigates dramatically changing economic and regulatory demands.

**Fiscal Impact**

The FY 21-22 CIP Budget has reserved \$50,000 for utility rate studies. In the event the RFPs for rate studies exceed the reserve, a supplemental appropriation may be authorized at the time of contract award and the expense will be reflected in the FY 22-23 CIP Budget.

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

This course of action is consistent with the City of Gridley's commitment to achieve maximum efficiency for operations and services.

**Attachments**

None