

Gridley City Council – Regular City Council Meeting Agenda

Monday, May 3, 2021; 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.”

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 4 pm on May 3, 2021, via email to 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 Vice Mayor Farr

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. April 15 and April 19, 2021 City Council minutes
2. Police Vehicle Surplus

ITEMS FOR COUNCIL CONSIDERATION

3. Request by Council (Sanchez) regarding the City of Gridley's participation and ownership with the Northern California Power Agency (NCPA)/Lodi Energy Center (LEC)
4. Manuel Vierra Park 2021 Per Capita Project (Tennis Court Rehab)

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):

General Plan Amendment and Rezone – Dhami	5/17/2021
CJIS Radio Compliance Program for Police Dept	5/17/2021
Bernard Rezone	6/7/2021

CLOSED SESSION

ADJOURNMENT – adjourning to a Regular meeting on May 17, 2021.

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 30, 2021. This agenda along with all attachments is available for public viewing online at www.gridley.ca.us and at the Administration Counter/Police Department Lobby 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

Thursday, April 15, 2021; 9:00 am
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

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CALL TO ORDER

Mayor Johnson called the meeting to order at 9:06 am.

ROLL CALL

Council Members

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

Staff present:	Rodney Harr, Police Chief / Interim City Administrator Tony Galyean, City Attorney
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PLEDGE OF ALLEGIANCE

Vice Mayor Farr 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

CLOSED SESSION

1. Public Employment (GC: 54957)
Position: City Administrator

Council came out of closed session at 3:25 pm with no reportable action.

CITY STAFF AND COUNCIL COMMITTEE REPORTS -None

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

Approval of Mid-Year Budget Adjustments	4/19/2021
General Plan Amendment and Rezone – Dhami	5/17/2021
Bernard Rezone	6/7/2021

ADJOURNMENT

With no items for further discussion, Council adjourned to the next regular meeting on April 19, 2021.

Rodney Harr, Interim City Clerk

Gridley City Council – Regular City Council Meeting Minutes

Monday, April 19, 2021; 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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- Enter the Access Code 5767603#

CALL TO ORDER

Mayor Johnson called the meeting to order at 6 pm.

ROLL CALL

Council Members

Present:

Johnson, Torres, Sanchez, Calderon, Farr

Absent:

None

Arriving after roll call:

None

Staff present:

Rodney Harr, Police Chief / Interim City Administrator
Tony Galyean, City Attorney
Ross Pippitt, Public Works Director
Elisa Arteaga, Finance Director
Ruben Quihuiz, Lieutenant
Dave Harden, City Engineer

PLEDGE OF ALLEGIANCE

Council member Torres led the Pledge of Allegiance.

INVOCATION - None

PROCLAMATIONS - None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES - None

COMMUNITY PARTICIPATION FORUM

Diane Wilkerson expressed to Council her concern over mistletoe growing in City trees. She explained its effect on the trees and how it spreads and requested that the City work to remove the problem. She also expressed her desire to see Council put their differences aside, respect each other and work together for the best interest of the City.

CONSENT AGENDA

1. City Council minutes dated March 23 and April 5, 2021

Motion to approve the consent agenda by Council Member Sanchez, seconded by Vice Mayor Farr

ROLL CALL VOTE

Ayes: Calderon, Johnson, Torres, Farr, Sanchez

Motion passed, 5-0

ITEMS FOR COUNCIL CONSIDERATION

2. Fiscal Year 2019 / 2020 Aged Utility Account Write-Off

Finance Director Elisa Arteaga reviewed the staff report and the efforts made to collect prior to writing off the delinquent accounts.

After discussion, motion to approve item #2 by Council Member Torres, seconded by Council Member Sanchez.

ROLL CALL VOTE

Ayes: Johnson, Torres, Calderon, Sanchez, Farr

Motion passed, 5-0

3. Water System Risk and Resilience Assessment and Emergency Response Plan

City Engineer Dave Harden explained the requirement of the Environmental Protection Agency (EPA) of all public drinking water systems that serve between 3,301 and 49,999 people. He reviewed the scope of work and deadlines to be met.

Motion to approve item #3 by Vice Mayor Farr, seconded by Council Member Calderon.

ROLL CALL VOTE

Ayes: Johnson, Farr, Torres, Sanchez, Calderon

Motion passed, 5-0

4. Request by Council (Sanchez) regarding the City of Gridley's participation and partnership with NCPA towards the investment in a feasibility study towards a Small Hydrogen Concept Project

This item was pulled by Council Member Sanchez. No action was taken.

CITY STAFF AND COUNCIL COMMITTEE REPORTS

Council Member Sanchez reported on the meetings she and Vice Mayor Farr attended with NCPA.

Council Member Torres reported on the Chamber of Commerce 14- Mile Yard Sale that was held over the weekend and announced that Red Suspender's Day will be held this year on May 15.

Mayor Johnson reported on his attendance at meetings with LAFCO, the Butte County Mosquito and Vector Control District and Sutter Butte Flood Control Agency.

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

General Plan Amendment and Rezone – Dhami	5/17/2021
CJIS Radio Compliance Program for Police Dept	5/17/2021
Bernard Rezone	6/7/2021
Manuel Vierra Park Tennis Court Rehab Task Order	6/7/2021

CLOSED SESSION - None

ADJOURNMENT

With no items for further discussion, Council adjourned at 7:08 pm to a Special Meeting scheduled for April 29, 2021.

Rodney Harr, Interim City Clerk

City Council Agenda Item #2
Staff Report

Date: May 3, 2021
To: Mayor and City Council
From: Rodney Harr, Chief of Police
Subject: Police Vehicle Surplus

X	Regular
	Special
	Closed
	Emergency

Recommendation

Staff respectfully requests the City Council declare the vehicles listed below as a surplus asset beyond its useful life and to have it disposed of per the City of Gridley's surplus procedures.

Unit #	Year	Make	VIN	Mileage	License #
92	2009	HD	1HD1FHM169Y664787	55,271	3001842
61	2006	Ford CV	2FAFP71W46X107683	124,181	1187966

Background

The Police Department has one (1) Police motorcycle and one (1) Police Interceptor that needs to be surplused. The Police motorcycle is a 2009 Harley Davidson Road King (FLHP). The Police Interceptor is a 2006 Ford Crown Victoria. The Police Department has had the motorcycle inspected by Sierra Steel Harley-Davidson as to its continued operational use in the fleet. It was determined to continue its operation within the fleet, it would cost over \$4,900.00 in repairs. This motorcycle was purchased from the Pittsburg Police Department in 2014 for \$8,000.00. After an internal evaluation and inspection by a licensed dealership of the motorcycle, it was determined that the cost to benefit of repairing or maintaining the vehicle is not warranted. It is recommended this motorcycle be surplused to Sierra Steel to cover the costs associated with the maintenance of the one remaining motorcycle in the fleet.

The Police Interceptor has been well utilized and has provided over fifteen (15) years of police department use. The Police Department has had the vehicle inspected by Gridley Country Ford as to its continued operational use in the fleet. It was determined to continue its operation within the fleet, it would cost over \$3,000.00 in repairs. After an internal evaluation of the vehicle and an inspection by a licensed dealership, it was determined that the cost to benefit of repairing or maintaining the vehicle is not warranted. Therefore, keeping this vehicle in the police fleet would not be prudent. The vehicle does not have enough value to take to auction due to transportation costs over its disposal. The vehicle has been parted out for other Crown Victoria's in the police fleet to help minimize repair costs on current vehicles in use. This vehicle can no longer be used

for spare parts as it is not compatible with the remaining fleet vehicles. It is recommended that this vehicle be disposed of through our AVA program.

Financial Impact

None.

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with our ongoing effort to be responsive and transparent regarding all business transactions and financial matters.

City Council Agenda Item #3
Staff Report

Date: May 3, 2021

To: Mayor and City Council

From: Rodney Harr, Chief of Police / Acting City Administrator

Subject: Request by Council (Sanchez) regarding the City of Gridley's participation and ownership with the Northern California Power Agency (NCPA)/Lodi Energy Center (LEC).

X	Regular
	Special
	Closed
	Emergency

Recommendation

Staff respectfully requests the City Council have Randy S. Howard, General Manager with NCPA provide a briefing to Council/Administrator and City Staff on one of our largest energy resources with NCPA, Lodi Energy Center (LEC), and to discuss the City of Gridley's interest in the transition from natural gas to green hydrogen fuel for the project.

Additionally, the City Council is requesting NCPA to advise the City of Gridley what they can expect this summer in terms of energy readiness with recent west-wide drought announcements and its impact on the western energy market and hydro-related projects. The City of Gridley's share with Western Area Power Administration's (WAPA) Central Valley Project normal hydro-year allocation provides approximately 50% of the resources for the City of Gridley.

Background

NCPA is in the process of assessing viable options to prepare and transition the LEC to a cost-effective energy supply that is zero-emitting to ensure emission compliance with the State and Federal regulations.

Fiscal Impact

None.

Compliance with City Council Strategic Plan or Budget Goals

This recommendation is consistent with our ongoing effort to be responsive and transparent regarding all business transactions and financial matters, as well as its ongoing efforts to support the community in such ominous financial times.

Attachments

City of Gridley Summer Energy Readiness & Future Resource Supply

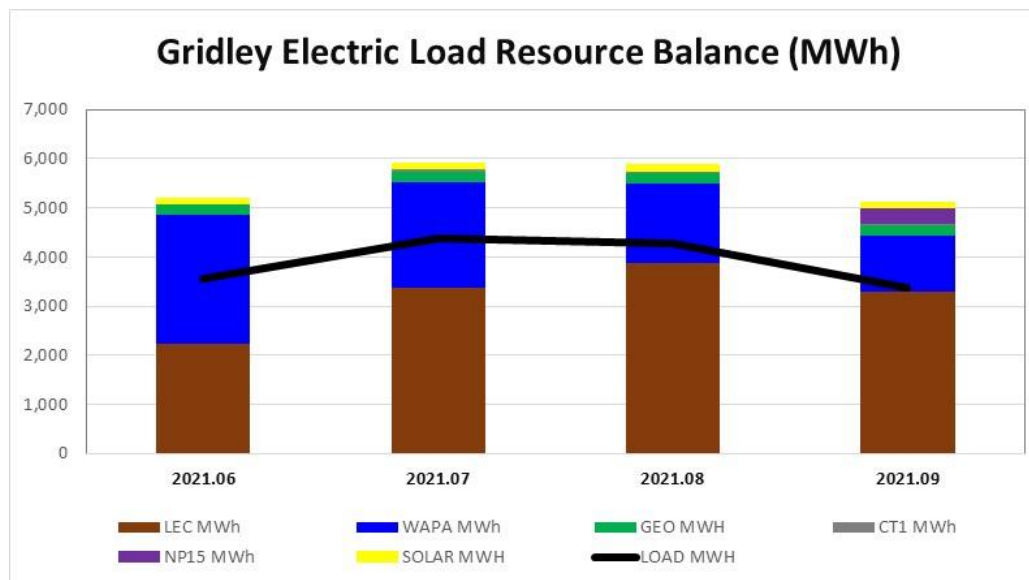


City of Gridley Summer Energy Readiness & Future Resource Supply

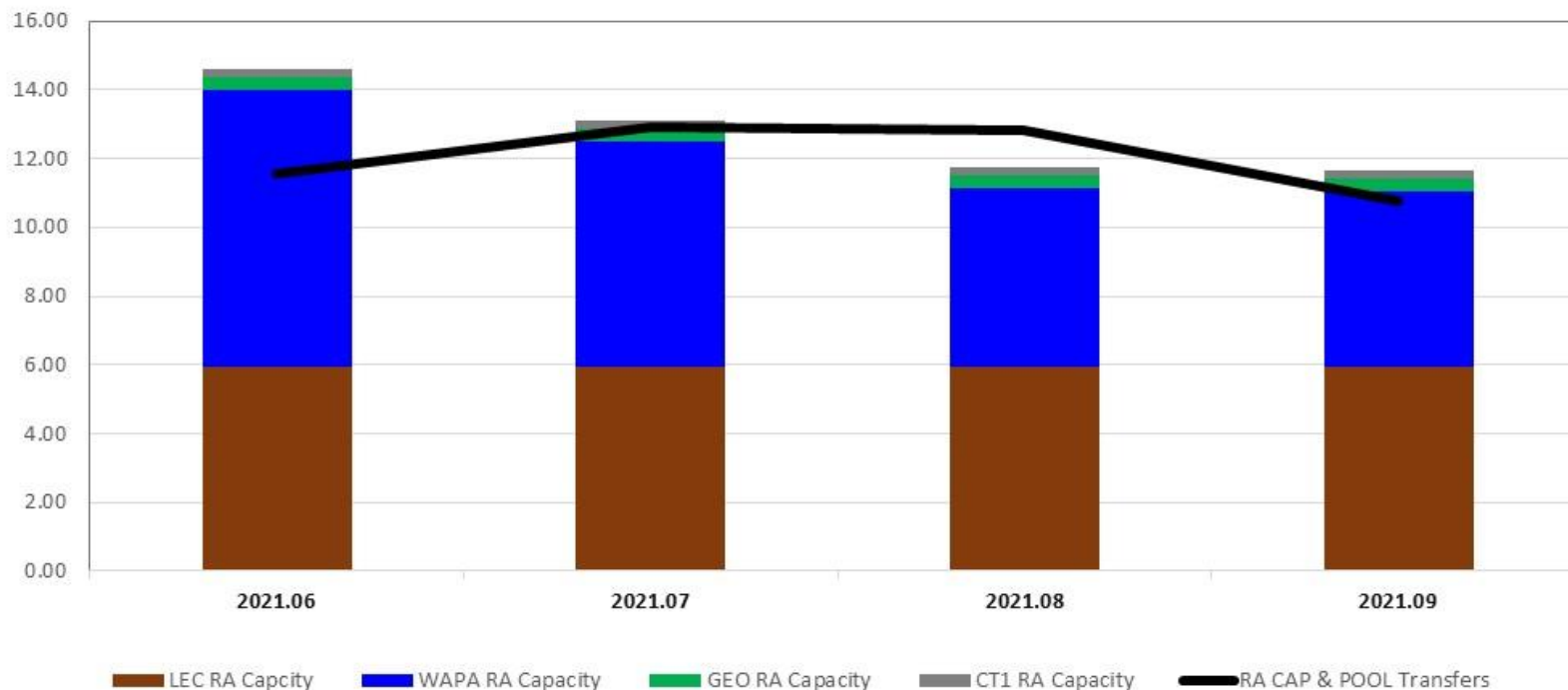
Randy S. Howard
General Manager
May 3, 2021

City of Gridley Summer 2021 Energy Balance

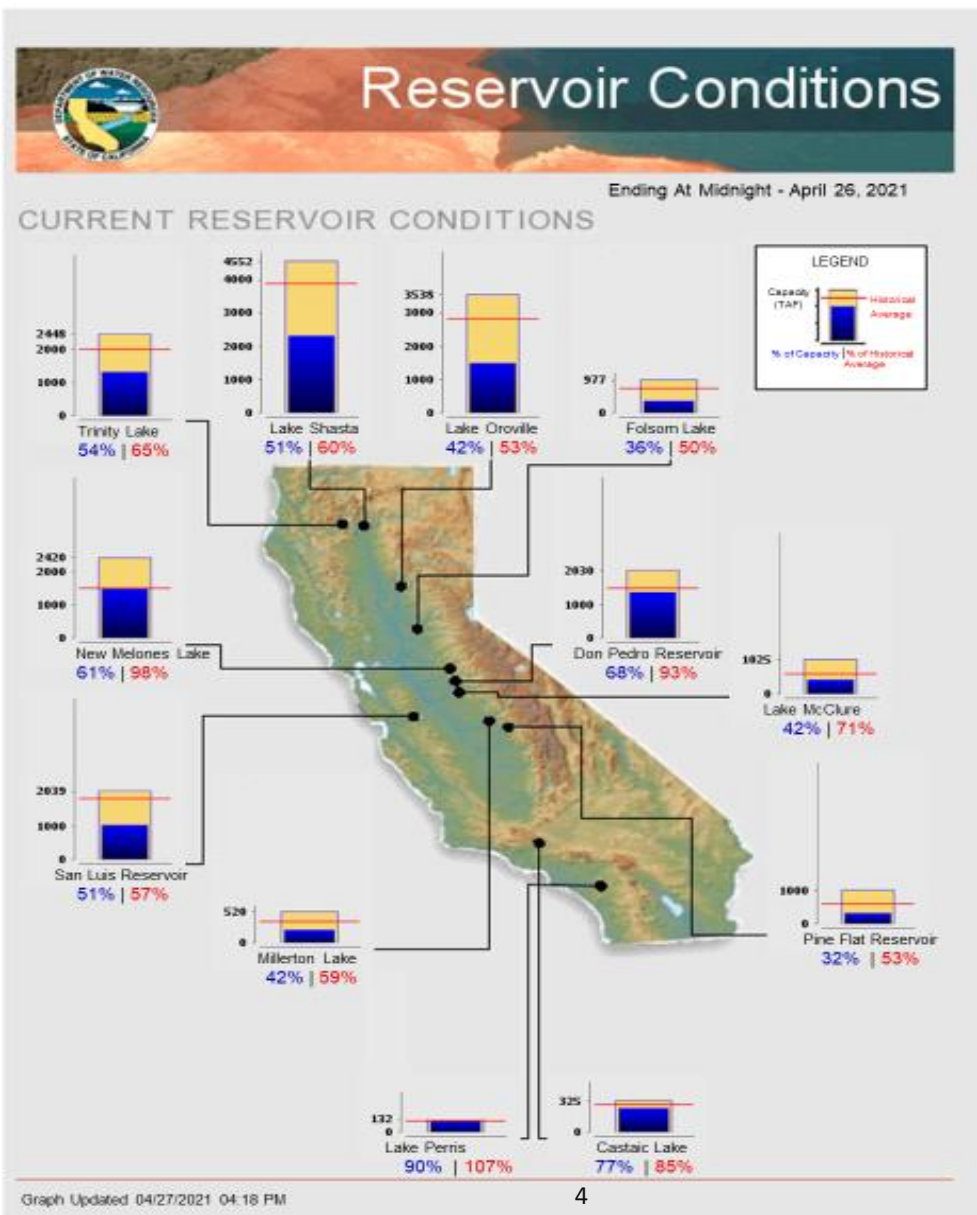
1. Expected Energy Balance for the period June through September 2021.
 - Total load of 15,600 MWh
 - Total generation to meet load 22,157 MWh
 - GEO: 832 MWh or 5.3% of load
 - NP15: 320 MWh or 2.0% of load
 - WAPA: 7,571 MWh or 48.5% of load
 - CT1: 96 MWh or 0.6% of load
 - LEC: 12,774 MWh or 81.9% of load
 - SOLAR: 418 MWh or 2.7% of load
2. LEC will be Gridley's balancing resource if WAPA Base Resource generation is lower than the expected.



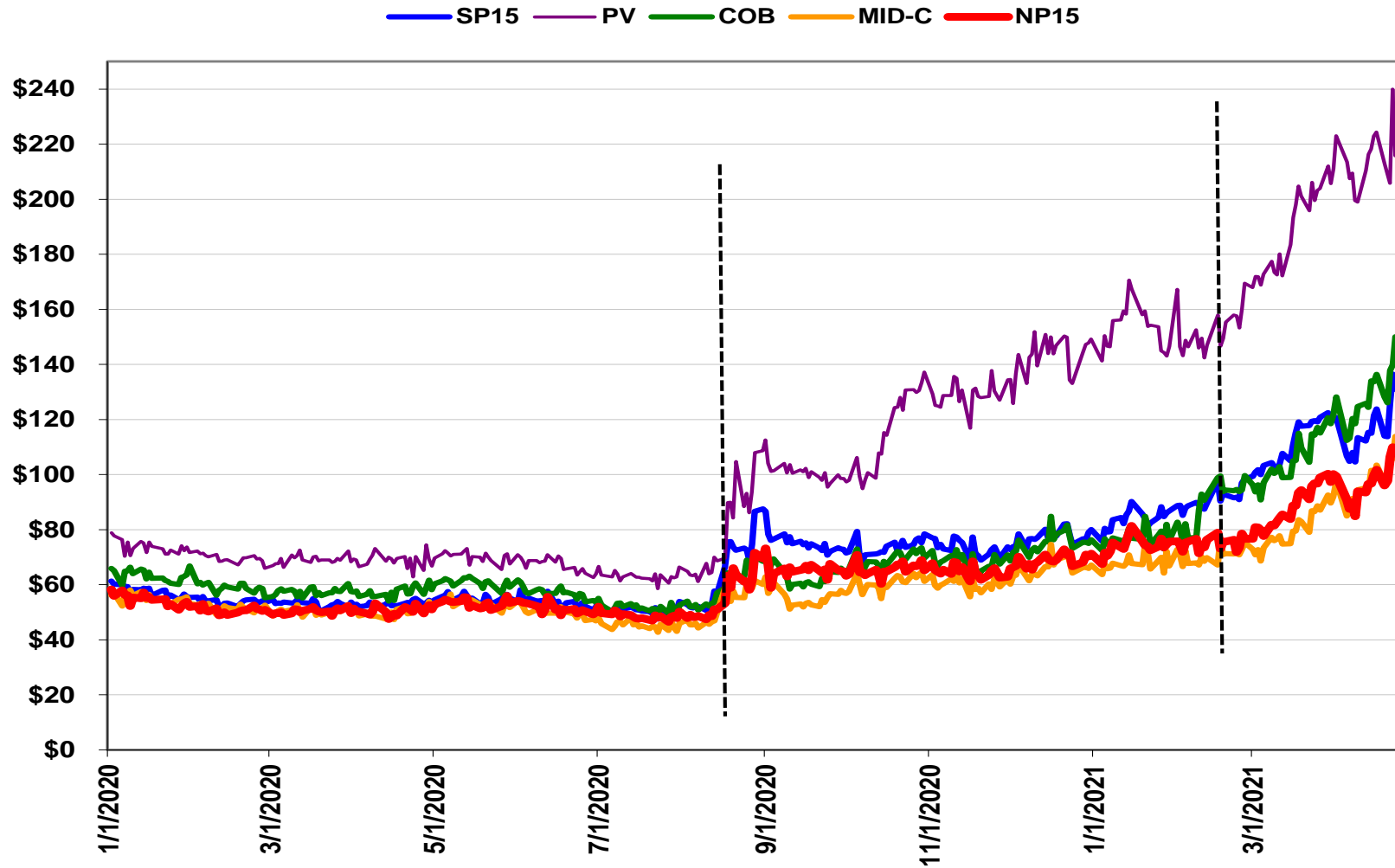
Gridley Resource Adequacy Capacity Balance (MW)



YR_MO	2020 Peaks	Peak Forecast	Reserve Margin	RA Peak	GEO RA Capacity	LEC RA Capacity	WAPA RA Capacity	CT1 RA Capacity	CAP Pool Transfer	RA Balance	RA CAP & POOL Transfers
2021.06	10.9	8.27	1.24	9.51	0.38	5.94	8.06	0.25	-2.07	3.05	11.58
2021.07	9.7	9.28	1.39	10.67	0.38	5.94	6.56	0.25	-2.25	0.20	12.93
2021.08	10.7	9.24	1.39	10.63	0.38	5.94	5.20	0.25	-2.21	-1.07	12.83
2021.09	9.4	7.56	1.13	8.69	0.38	5.94	5.08	0.25	-2.09	0.87	10.78



POWER TERM MARKET August 2021:



Lodi Energy Center Project



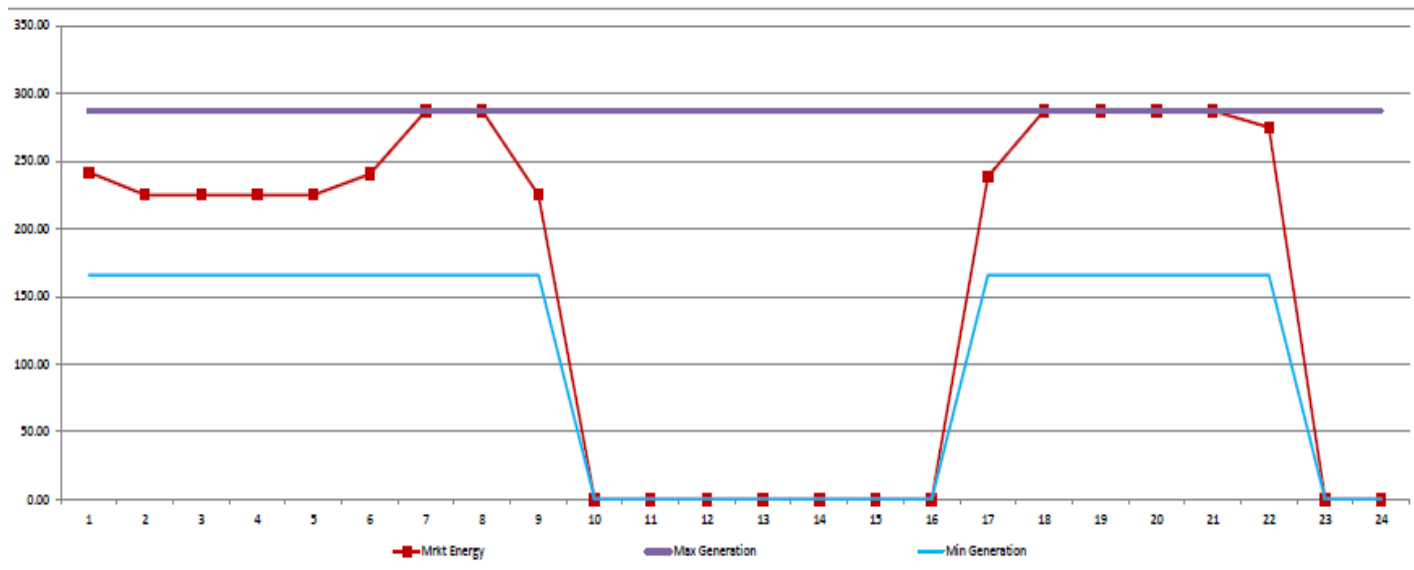
Lodi Energy Center (LEC)

Description	Combined Cycle
Location	Next to Interstate 5 near Lodi, CA
Type	Base load and peaking capacity
Fuel	Natural Gas
Generation Capacity	304 MW rating
Average Heat Rate	6,824
First Year in Operation	2012
Highlights	<ul style="list-style-type: none"> • Offers state of the art “fast start” technology • Facilitates integration of California renewables • Competitive efficient heat rate in Northern California • Low emissions; net carbon reducing (20 – 70%) • Ideal location; partnership with City of Lodi; proximity to participants facilitates low transmission costs and increased reliability



LEC Project

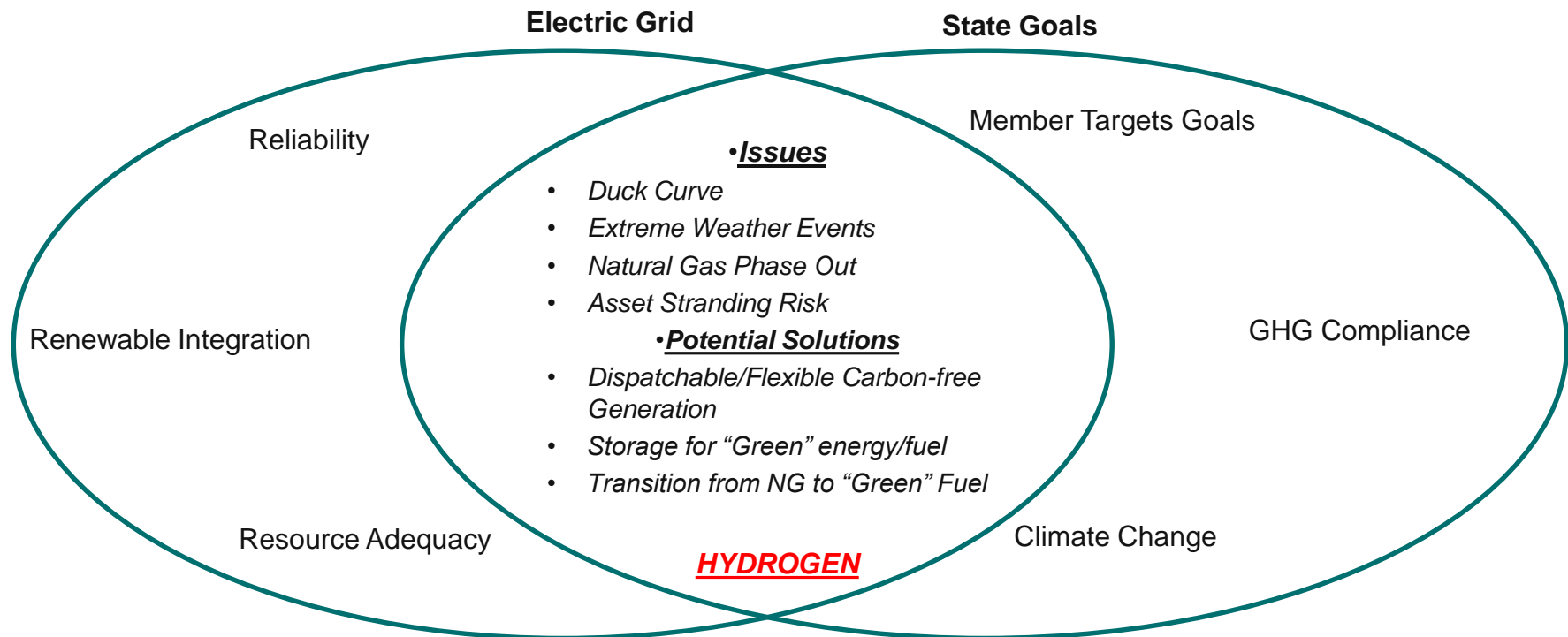
- Extremely Flexible Generating Resource
 - Can operate as a baseload during drought's
 - Accommodates Integrating Solar Operation



LEC Project

- Future challenges/Opportunities
 - Natural Gas in California
 - PG&E Gas Transportation Costs
 - How to take advantage of flexibility in changing market
 - Multi-Stage Generation (MSG) - Opportunities to provide 200 MW's in 30 minutes (typical to a Peaker)
 - Multi-Stage Generation reduce market exposure during startup
 - How to mitigate stranded Assets
 - Green Hydrogen Capability Beyond 2030

The Hydrogen Opportunity



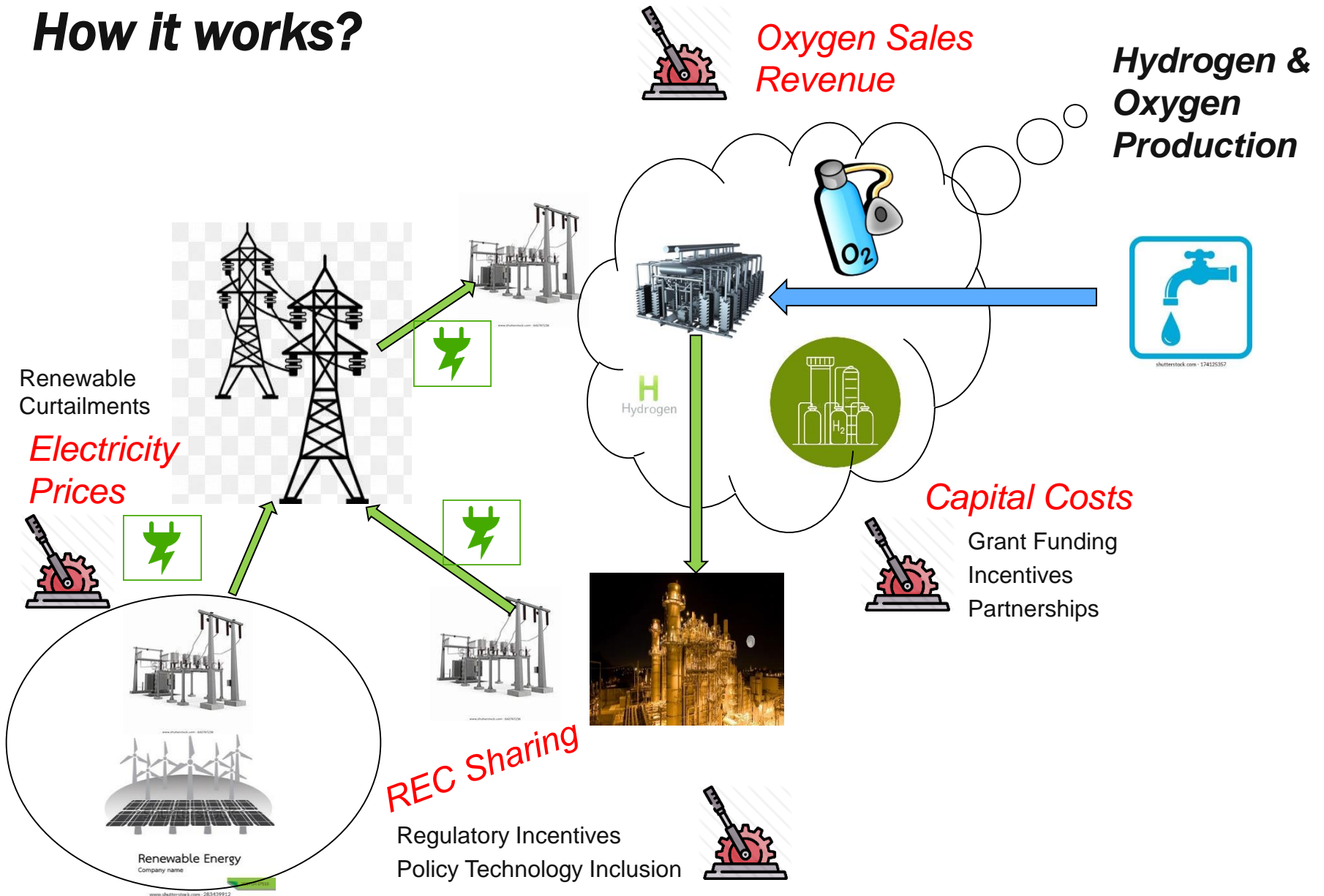
Hydrogen Production Feasibility Study

Hired Black and Veatch to perform study, completed February 2021.

Objective: Analyze the feasibility of an adequately sized Hydrogen production and storage facility that can achieve cost parity with LEC's current operations.

Study Conclusion: Production of hydrogen via water electrolysis and storage as a compressed vapor or cryogenic liquid is **technically feasible**

How it works?



Key Takeaways

- Study finds Hydrogen Production and Storage **may be feasible/practical** with the right incentives.
- Study Identifies areas to **further study and/or take joint action** on:
 - Electricity and Environmental Attribute Pricing
 - Capital Funding Opportunities (grants, partnerships...)
 - Support Large-scale H2 Supply Chain
- Study provides information to **help guide** Agency Commission on Hydrogen as a **zero-carbon substitute** as for natural gas.
- Study opens the door for **opportunities** with Policy makers, regulators, other utilities, etc.....

Questions or Thoughts

City Council Agenda Item #4
Staff Report

Date: May 3, 2021

To: Mayor and City Council

From: Rodney Harr, City Administrator

Subject: Manuel Vierra Park 2021 Per Capita Project (Tennis Court Rehab)

X	Regular
	Special
	Closed
	Emergency

Recommendation

City staff respectfully recommends that the Mayor and City Council approve the Task Order 16-607-401 for Bennett Engineering Services (BEN|EN) to administer and manage the Manuel Vierra Park 2021 Per Capita project (Tennis Court Rehab).

Background

The City has been awarded \$177,952 grant under the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018 Per Capita Program, for Manual Vierra Park Tennis Court Improvements. The project will include the following:

- Tennis court Rebuild, including removal and replacement of asphalt, new surfacing, new striping,
- Installation of two basketball hoops with separate half court striping
- Installation of new rebound board
- Installation of new bench

In addition to grant and project management, BEN|EN will provide design, bid documents, bidding assistance, and construction management, and project close out for the project.

Financial Impact – \$38,390 up front cost that will be reimbursed with the Per Capita Grant.

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

BEN|EN Task Order 16607-401



TRUSTED ENGINEERING ADVISORS

Bennett Engineering Services
1082 Sunrise Avenue, Suite 100
Roseville, California 95661

T 916.783.4100
F 916.783.4110

www.ben-en.com

April 28, 2021

Rodney Harr City Administrator
City of Gridley
685 Kentucky Street
Gridley, CA 95948

Re: Task Order 16607-401 - Manuel Vierra Park 2021 Per Capita Project (Tennis Court Rehab)

This Task Order authorizes Bennett Engineering Services, Inc. to provide the professional services described below. Services are to be performed in accordance with the Agreement dated October 17, 2016 between the City of Gridley and Bennett Engineering Services, as amended.

Project Name: Manuel Vierra Park 2021 Per Capita Project (Tennis Court Rehab) - BEN|EN Project #16-607-401

Scope of Work: Grant Management, Project Management, Construction Documents and Bid Assistance, and Construction Management, see Exhibit A.

Budget: \$38,390. To be invoiced at Project Studies and Design Standard Rates per agreement for Fiscal Year 2019/2020, see Exhibit B. This cost is reimbursable through the grant.

Requested by:

A handwritten signature in black ink, appearing to read "Dave Harden".

Dave Harden, PE – City Engineer

City of Gridley

Approved: _____
Rodney Harr, City Administrator

Date: _____

Bennett Engineering Services

Approved: _____
Leo Rubio, President

Date: _____

Exhibit A - Scope of Services

Client: City of Gridley

Consultant: Bennett Engineering Services Inc

Project: Manuel Vierra Park 2021 Per Capita Project (Tennis Court Rehab)

Date: April 28, 2021



Consultant's services shall be limited to those expressly set forth below, and Consultant shall have no other obligations or responsibilities for the Project or to the Client except as agreed to in writing or as provided in this Agreement. All of Consultant's services in any way related to the Project or Client shall be subject to the terms of this Agreement.

TASK 1. Grant Management

Bennett Engineering Services (BEN|EN) will provide Grant Management Services for the duration of the project. this task will include the grant set up, grant compliance, processing of any required grant paperwork throughout the duration of the project, prepare and manage disbursement requests, manage the closing out of the project.

Deliverables:

- *Progress reports to state*
- *Disbursement request*
- *Closeout documents*

TASK 2. Project Management

BEN|EN will provide project management for the delivery of the project. Included in this task will management of budget and schedule, coordination with the City throughout the project, progress updates as needed, monthly invoicing, and quality control.

Deliverables:

- *Monthly invoicing*
- *Meeting Agenda and minutes, as required*
- *Progress reports, as required*
- *Presentation to council, as required*

TASK 3. Construction Documents and Bid Assistance

BEN|EN will design the project improvements described in the grant application and prepare construction documents for bidding. BEN|EN will assist city staff to advertise the project for Bid, respond to any contractor questions, prepare addenda, if required, and evaluate the Bids for award. BEN|EN will present the award recommendation to City Council and assist with the execution of the construction contract.

Deliverables:

- *Bid documents*
- *Addenda, if required*
- *Bid summary*
- *Staff Report for City Council*

INITIALS:

TASK 4. Construction Management

BEN|EN will manage the construction of the tennis court improvement project. This task will include a preconstruction meeting, project coordination with the contract and the City, progress meeting, milestone site inspection, field engineering if required, processing pay request and change orders, and project close out. BEN|EN will prepare record drawings for the project after construction is complete.

Deliverables:

- *Meeting agenda and minutes.*
- *Site visits*
- *Milestone inspection documentation*
- *Pay request review*
- *Change orders documentation, as required*
- *Documentation of field changes, as required*
- *Record Drawings*
- *Staff Report for City Council, if required*

Exhibit B - Fee Estimate

Task Order 16607-401

Client: City of Gridley

Consultant: Bennett Engineering Services Inc

Project: Manuel Vierra Park 2021 Per Capita Project (Tennis Court Rehab)

Date: April 28, 2021



Fee Estimate		Project Manager IV 201 \$/hr		Engineer II 165 \$/hr		Grant Admin/ Mgmt 150 \$/hr		Administrative 80 \$/hr		BEN EN Subtotal		MISC. EXPENSES	TOTAL
		Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost	Qty	Cost		
Task													
1. Grant Management		8 hrs	\$1,608	hrs	\$0	30 hrs	\$4,500	hrs	\$0	38 hrs	\$6,108	\$310	\$6,418
2. Project Management		12 hrs	\$2,412	hrs	\$0	hrs	\$0	8 hrs	\$640	20 hrs	\$3,052	\$150	\$3,202
3. Construction Documents and Bid Assistance		20 hrs	\$4,020	50 hrs	\$8,250	2 hrs	\$300	4 hrs	\$320	76 hrs	\$12,890	\$640	\$13,530
4. Construction Management		40 hrs	\$8,040	30 hrs	\$4,950	8 hrs	\$1,200	4 hrs	\$320	82 hrs	\$14,510	\$730	\$15,240
PROJECT TOTAL		80 hrs	\$16,080	80 hrs	\$13,200	40 hrs	\$6,000	16 hrs	\$1,280	216 hrs	\$36,560	\$1,830	\$38,390

Additional Fee Information

- ▶ This fee estimate is valid for 90 days from the date show above.
- ▶ This fee estimate contains an abbreviated list of staff classifications and does not restrict BEN|EN to those classifications. The Standard Rate Schedule with a full list of staff classifications is available upon request.
- ▶ This fee estimate contains an approximation of the breakdown between labor, expense, and consultants. BEN|EN reserves the rights to distribute funds differently based on project needs.
- ▶ Standard hourly rates do not apply to a demand to perform work during an overtime period. Work required to be performed during an overtime period (as mandated by California law) may be charged at a 50% premium. Work mandated by Prevailing Wage laws may be charged at a 25% premium.
- ▶ Hourly rates include all compensation for wages, salary-related benefits, overhead, general office administration, and profit. Direct project administrative hours will be billed at the rate shown above.
- ▶ Classifications may be added or removed as-needed without notice.

INITIALS: