

# **Gridley City Council – Regular City Council Meeting Minutes**

Monday, August 7, 2017; 6:00 pm  
Gridley City Hall, 685 Kentucky Street, Gridley, CA 95948

Approved as Submitted

*“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 Hall called the meeting to order at 6:00 p.m.**

## **ROLL CALL**

### **Councilmembers**

Present: Johnson, Borges, Hall, Davidson  
Absent: Williams  
Arriving post roll call: None

### **Staff present:**

Paul Eckert, City Administrator  
Tony Galyean, City Attorney  
Matt Michaelis, Finance Director  
Daryl Dye, Electric/Public Works Superintendent  
Dean Price, Police Chief  
Donna Decker, Planning Consultant

## **PLEDGE OF ALLEGIANCE**

**Councilmember Davidson led the Pledge of Allegiance**

## **INVOCATION**

**Councilmember Davidson gave the invocation**

## **PROCLAMATIONS**

None

## **COMMUNITY PARTICIPATION FORUM**

**Tina from the Chamber of Commerce let Council know they have received calls about the water park not working. Daryl Dye explained that the system will shut itself down, recalibrate, and restart automatically when it needs to clean the water.**

**Amy Jernigan, representative for the Butte County Fair, brought posters and invitations for Council to attend a luncheon. She gave a rundown of the events to take place.**

## **CONSENT AGENDA**

1. City Services Update
2. City Council minutes dated July 17, 2017
3. Four Resolutions Authorizing the Levy of Assessment District Expenses for the Butte County 2017-2018 Tax Roll:
  - a. Resolution No. 2017-R-019: A Resolution of the City Council of the City of Gridley to Levy Assessment District No. 3 on Butte County 2017-2018 Tax Roll
  - b. Resolution No. 2017-R-020: A Resolution of the City Council of the City of Gridley to Levy Assessment District No.2 on Butte County 2017-18 Tax Roll
  - c. Resolution No. 2017-R-021: A Resolution of the City Council of the City of Gridley to Levy Assessment District No. 6 on Butte County 2017-2018 Tax Roll
  - d. Resolution No. 2017-R-022: A Resolution of the City Council of the City of Gridley to Levy Assessment District No. 1 on Butte County 2017-2018 Tax Roll

**Motion to approve the consent agenda by Vice Mayor Johnson, seconded by Councilmember Davidson**

**Motion passed, all in favor. Councilmember Davidson abstained from item 3a**

#### **PUBLIC HEARING**

**None**

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

4. Introduction and First Reading of Ordinance No. 827-2017: An ordinance rezoning approximately 40 acres consisting of 11 parcels located on the west side of Highway 99 from Limited Industrial (M-1) and Heavy Industrial (M-2) to HCC Highway Commercial Corridor Mixed Use Combining District. (021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019)

**Planning Consultant Donna Decker addressed items #4, #5, #6 and #7 together. She reviewed for Council the progression of the items, the public meetings held, changes made regarding properties involved, etc. She explained the new zoning district titled HCC, stating that it will allow all 11 parcels involved to have a mixed use. The mixed use can consist of commercial fronting Hwy 99 with residential above and light industrial possibilities behind. Distance for commercial was not established to allow for greater flexibility.**

**Ed Becker stood to respond to some comments. He spoke in support of the non-distinct commercial line, but stated he thinks auto repair should be allowed, which was brought up earlier by Vice Mayor Johnson. He encouraged Council to approve the modifications presented in the ordinances.**

**Motion for Introduction and first reading of Ordinance No. 827-2017 by title only by Vice Mayor Johnson, seconded by Councilmember Borges**

**ROLL CALL VOTE**

**Ayes: Borges, Hall, Johnson, Davidson**

**Motion passed, 4-0**

5. Adoption of Resolution 2017-R-008: A Resolution for a General Plan Amendment to change the General Plan land use designation of approximately 40 acres consisting of 11 parcels located on the west side of Highway 99 from Industrial (I) to Commercial (C). (021-110-031, 021-110-033, 021-110-046, 021-110-047, 021-240-002, 021-240-003, 021-240-014, 021-240-025, 021-240-026, 021-270-016, 021-270-019) and adopt a Negative Declaration pursuant to CEQA finding there is no environmental impact from the land use re-designations for the General Plan and Zoning on approximately 40 acres consisting of 11 parcels located on the west side of Highway 99.

**Motion to adopt Resolution No. 2017-R-008 to amend the General Plan land use designation and to adopt a Negative Declaration for Ordinance 827-2017 and Resolution No. 2017-R-008 by Councilmember Davidson, seconded by Councilmember Borges**

**ROLL CALL VOTE**

**Ayes: Hall, Borges, Johnson, Davidson**

**Motion passed, 4-0**

6. Introduction and First Reading of Ordinance No. 828-2017: An Ordinance of the City of Gridley amending Title 17, adding Chapter 17.59, HCC Highway Commercial Corridor Mixed Use Combining District to the Gridley Municipal Code related to the provision for an infill, mixed use, highway commercial corridor land use designation.

**Motion for Introduction and first reading of Ordinance No. 828-2017 by title only, removing item #K, project found categorically exempt per CEQA by Vice Mayor Johnson, seconded by Mayor Hall**

**ROLL CALL VOTE**

**Ayes: Davidson, Hall, Johnson, Borges**

**Motion passed, 4-0**

7. Introduction and First Reading of Ordinance No. 829-2017: Application to add the Agricultural Overlay (AO) District as a secondary zoning to allow commercial agricultural uses until the property is developed on the ±22.6-acre parcel. (APN 021-240-025)

**Motion for Introduction and first reading of Ordinance No. 829-2017, project categorically exempt per CEQA by Vice Mayor Johnson, seconded by Councilmember Borges**

**ROLL CALL VOTE**

**Ayes: Borges, Johnson, Davidson, Hall**  
**Motion passed, 4-0**

8. Approval of Resolution No. 2017-R-023: A Resolution of the Gridley City Council Authorizing the Finance Director to Write off \$20,470.76 in Delinquent Utility Accounts from May 2016 to June 2017

**Matt Michaelis addressed Council reviewing the staff report. This is the time of year that any closed unpaid balances need to be removed from the accounting system in order to have a realistic view of accounts receivable. He reviewed the graphs and charts included in the staff report. He highlighted the decrease in write-offs over the years crediting the Finance staff and Electric Department for their work with the customers.**

**Motion to approve Resolution No. 2017-R-023 by Vice Mayor Johnson, seconded by Councilmember Davidson**

**ROLL CALL VOTE**

**Ayes: Hall, Davidson, Borges, Johnson**  
**Motion passed, 4-0**

**CITY STAFF AND COUNCIL COMMITTEE REPORTS**

**Councilmember Davidson reported on his meeting with Legislative staff on July 24<sup>th</sup> that took place at the Gridley Electric Substation. He also attended the NCPA meeting in Murphys. He met today with Randy Howard, the GM of NCPA.**

**Vice Mayor Johnson reported on the meeting he attended at LAFCO.**

**Administrator Paul Eckert commended Public Works, Electric, Fire and the Police for their hard work toward the Farmers' Market. He also praised the leadership of Lisa Van de Hey in such a successful Farmers' Market. He commented on the success of National Night Out, thanking Chief Dean Price. Administrator Eckert gave praise and accolades to Matt Michaelis, the City's Finance Director who will be leaving to take a position at Sutter County as the Deputy County Administrator. He has accomplished an extraordinary number of things during his time here with the City. Administrator Eckert then invited all Council to attend a going away lunch for Matt on Friday.**

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

Biggs Police Contract	8/21/2017
Weed Abatement Resolutions	8/21/2017
General Fund fee study work session	8/21/2017
Electric Rate Discussions	9/18/2017
Sewer Pond Improvements and Policies	9/18/2017
Biggs Electric Services Agreement	10/16/2017

**CLOSED SESSION**

None

**ADJOURNMENT**

With no further items for discussion, Council adjourned to the next regularly scheduled meeting on August 21, 2017



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Paul Eckert, City Clerk

