Gridley City Council – Regular Meeting Minutes

Monday, August 18, 2025; 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 Farr called the meeting to order at 6:00 pm.

ROLL CALL

Present:	Johnson, Roberts, Farr, Calderon
Absent:	Sanchez
Arriving after roll call:	None
Staff Present:	Elisa Arteaga, City Administrator Tony Galyean, City Attorney Todd Farr, Police Chief Martin Pineda, Finance Director Chip Fowler, Fire Chief Chris Smith, Principal Planner Dave Harden, City Engineer Jerry Cox, Public Works Director Ruth Moreno, Recording Clerk

PLEDGE OF ALLEGIANCE

Vice Mayor Johnson led the Pledge of Allegiance.

PROCLAMATION – None

INTRODUCTION OF NEW OR PROMOTED EMPLOYEES - None

COMMUNITY PARTICIPATION FORUM

Amy Jernigan, Butte County Fair, addressed the Council to extend an invitation to the Butte County Fair.

CONSENT AGENDA

1. **City Council Minutes**

   City Council review and approval of City Council meeting minutes.

Recommended Action(s):

a. Approve regular Council meeting minutes dated: June 16th and July 21st, 2025

2. **Treasurer's Report FY 24/25**

City Council to review and approve Treasurers Report for FY 24/25

Recommended Action(s):

a. Approve Treasurers Report as of June 30, 2025

ROLL CALL
Motion: Johnson
Second: Calderon
Action: approve consent agenda as presented

Ayes: Roberts, Calderon, Farr, Johnson
Noes: None
Absent: Sanchez
Abstain: None
Motion passed, 4-0

ITEMS FOR CONSIDERATION

3. **EDBG Loan – CHIP Hazel Hotel Loan Restructure**

City Council to consider the approval of a loan restructuring for the CHIP Hazel Hotel.

Recommended Action(s):

a. Approve a 5-year deferral of loan payments, with payments resuming in September 2030. Once payments resume, the loan will be re-amortized based on the remaining balance of approximately $192,000, with a new maturity date of 2060; and,

b. Allow the City Administrator to sign the necessary agreements

Finance Director Martin Pineda requested Council approval for the restructuring of the CHIP Hazel Hotel EDBG loan. He explained that CHIP had contacted the City of Gridley in September seeking either loan forgiveness or a payment deferral. In response, he presented different options to CHIP, including the five-year deferral plan.

Seana O'Shaughnessy, President of CHIP, addressed the Council to reaffirm Pineda's explanation. She noted that when the Hazel Hotel was acquired in early 2000s, CHIP relied heavily on rental income from the commercial units on the ground floor to cover building operations and maintenance costs.

Mayor Farr asked what CHIP's long-term plan is, given that the commercial units remain fully leased, and how the organization intends to maintain financial stability after the five-year deferral period. O'Shaughnessy responded that they are working to do a comprehensive cost analysis, but she emphasized that with the deferral agreement in place, CHIP is committed to resuming regular payments after five years to ensure the loan obligations are met.

ROLL CALL
Motion: Calderon
Second: Johnson
Action: approve the 5-year deferral of loan payments and authorize the City Administrator to sign the necessary agreements

Ayes: Roberts, Calderon, Farr, Johnson
Noes: None
Absent: Sanchez
Abstain: None
Motion passed, 4-0

4. City Data Center Upgrades

City Council to review and approve the purchase of server equipment to upgrade the City's outdated data center infrastructure.

Recommended Action(s):

a. Approve the purchase of two servers, a storage device and network switches

b. Approve Resolution 2025-R-021: a Resolution authorizing the appropriation of supplemental funds for the IT server upgrade

Finance Director Martin Pineda presented the staff report for IT Manager, Tyson Pardee. The request is to approve the supplemental appropriation for the purchase of the server equipment to upgrade the City's outdated data center infrastructure. The request will increase the budget by $25,000.

ROLL CALL
Motion: Johnson
Second: Roberts
Action: approve the purchases for the referenced data center infrastructure upgrade and approve Resolution 2025-R-021

Ayes: Roberts, Calderon, Farr, Johnson
Noes: None
Absent: Sanchez
Abstain: None
Motion passed, 4-0

5. Sidewalk Hazard Inspection and Repair Program – Precision Concrete Cutting

City staff respectfully recommends that the City Council consider the attached proposal from Precision Concrete Cutting to address sidewalk trip hazards, reduce liability exposure, and improve pedestrian safety throughout the City.

Recommended Action(s):

a. Accept the proposal submitted by Precision Concrete Cutting in the amount not to exceed $20,458 for inspections

b. Authorize City Administrator to execute any necessary agreements

Public Works Director Jerry Cox presented the staff report requesting Council approval of the proposal from Precision Concrete for the Sidewalk Hazard Inspection and Repair Program. The proposal includes evaluating the City's 53 miles of sidewalks and providing a report that prioritizes hazards from most severe to least, along with associated repair costs. Once the report is completed, the City may choose to contract with Precision Concrete for the identified repairs or elect to complete the work in-house.

ROLL CALL
Motion: Roberts
Second: Johnson
Action: approve the proposal with Precision Concrete and authorize the City Administrator to execute any necessary agreements

Ayes: Roberts, Calderon, Farr, Johnson
Noes: None
Absent: Sanchez
Abstain: None
Motion passed, 4-0

6. State Route 99 – Fire Hydrant Relocation

City Council to consider authorizing the City Administrator to execute a contract with Tungsten Engineering Contractors in the amount of $65,538.06 for the construction relocations of three fire hydrants that are in conflict with the new sidewalk along north bound side of State Route 99

a. Approve contract with Tungsten Engineering in the amount of $65,538.06

b. Authorize City Administrator to execute any necessary agreements

City Engineer Dave Harden presented the item and informed Council of the need to relocate three City hydrants that conflict with the proposed Caltrans sidewalk improvements under the SHOPP project. He explained that although the issue was not identified during the design and utility coordination with Caltrans, the City would have been responsible for the relocation regardless. Harden noted that the City has since received a lower proposal than the one originally referenced, from Blue Collar Plumbing submitting a bid of $32,882.

Vice Mayor Johnson expressed concern that the oversight occurred on the part of both Caltrans and City Engineering. He requested that the City explore the possibility of Caltrans reimbursing the relocation costs. Councilmember Calderon shared similar concerns and suggested delaying action until after meeting with Caltrans.

City Administrator Arteaga emphasized that her primary concern is safety, and having hydrants in the middle of newly constructed sidewalks would not be advisable. She explained that if the City does not approve an agreement to relocate the hydrants now, the contractor may proceed with pouring concrete around them, as they still meet ADA standards. This would make future relocation significantly more difficult and costly. Arteaga recommended that the City approve the relocation work at this time and pursue discussions with Caltrans afterward.

ROLL CALL
Motion: Roberts
Second: Calderon
Action: approve the contract with Blue Collar Plumbing and pursue conversations with Caltrans for reimbursement afterward

Ayes: Roberts, Calderon, Farr, Johnson
Noes: None
Absent: Sanchez
Abstain: None
Motion passed, 4-0

INFORMATIONAL UPDATE

7. **Receivership Abatements – Virginia Street**

   City staff to receive a verbal informational update from the City Attorney on the status of receivership abatements for properties located at 110 Virginia St. and 390 Virginia St.

   Recommended Action(s):

   a. Receive the verbal report

   b. Provide feedback to City staff as needed

City Attorney Tony Galyean provided Council with a verbal update regarding the abatement cases at 110 and 390 Virginia Street, which are being handled by Amanda Pope of Jones Mayer Law.

For 110 Virginia Street, Attorney Galyean reported that the property is currently under a court-appointed receivership. The court has authorized the receiver to obtain bids for securing the property, and efforts are underway to gather bids within the court-approved budget. The property is also listed for sale, and any interested parties may contact the City Attorney for additional information.

For 390 Virginia Street, Attorney Galyean explained that the property is currently under a compliance agreement with the receiver to fulfill the abatement requirements outlined in the original notice to abate. The owner has been granted an extension to complete the required work by September 1. If compliance is not achieved by that date, the City may proceed with filing for a court-appointed receivership.

The information was received and no Council action was necessary.

COUNCIL COMMITTEE REPORTS

Councilmember Calderon reported on his attendance at the Butte County Behavioral Health Advisory Board and the Survivors of Suicide group.

Councilmember Roberts reported on his attendance at the Chamber of Commerce meeting.

Mayor Farr reported on his attendance at the NCPA Commission Meeting.

Vice Mayor Johnson reported on his attendance at the LAFCo meeting and the Butte County Mosquito and Vector Control District meeting.

CITY ADMINISTRATOR REPORTS

The City Administrator provided updates on recent meetings with Union labor negotiators and representatives from Gridley Unified School District. She also reported on the status of the Ord Transfer Station.

DEPARTMENT UPDATE REPORTS

Fire Chief Chip Fowler presented the Fire Department report for the month of July.

Police Chief Farr reported on the Police Department's participation in National Night Out events in both Gridley and Biggs. He also informed the Council that the department will be collaborating with multiple agencies to ensure a strong law enforcement presence during the upcoming Butte County Fair.

Principal Planner Chris Smith provided an update on the Housing Element and shared information on several developments currently underway in Gridley.

City Engineer Dave Harden gave updates on the Feather River Sewer Crossing Project and the ongoing progress of the Sports Complex.

Electric Director Ryan Carlson reported that there were no major issues to note and mentioned that the Electric Department will begin tree trimming operations within the next few months.

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

Sidewalk Ordinance Update	9/2/2025
Travel Policy	9/2/2025
Energy Efficiency Contract Review	9/2/2025

Tree Ordinance Update	9/2/2025
Randolph Lot Use Agreement – GUSD	9/2/2025

CLOSED SESSION –

8. Pursuant to Government Code 54957.6: Conference with Labor Negotiator, Elisa Arteaga, City Administrator, for discussion of progress of collective bargaining discussions with City Employee represented classes – IBEW, MMU, and GPOA

9. Closed session discussion and conference with City Attorney pursuant to Government Code 54956.95 – LIABILITY CLAIMES – regarding liability claim of claimant Ronald Jones dated July 9, 2025

Council went into closed session 7:30 pm and came out at 8:04 with no reportable action.

ADJOURNMENT

With no further items left to discuss, Mayor Farr adjourned to the next regular meeting on September 2nd, 2025.

Approve: Elisa Arteaga
Elisa Arteaga, City Clerk