

Gridley City Council – Special City Council Meeting Agenda

Friday, December 28, 2018; 4:00 pm

Gridley Community Center, 200 E. Spruce 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

ROLL CALL - Recording Secretary

ITEMS FOR COUNCIL CONSIDERATION

1. Update Regarding Enhanced Law Enforcement in the Unincorporated Butte County Area Outside the City Limits – Led by Sheriff Kory Honea and Police Chief Al Byers
2. Update Regarding Gridley School District Accommodations for Potential Modular Housing Unit Community – Led by Butte County Office of Education and Gridley Unified School District
3. Council acceptance of the General Services Administration (GSA) Lease – Purpose of Modular Housing Units at City Owned Industrial Park

ADJOURNMENT – adjourning to the next regularly scheduled meeting on January 7, 2019

NOTE 1: POSTING OF AGENDA- This agenda was posted on the public bulletin board at City Hall at or before 4:00 p.m., December 27th, 2018, in accordance with Government Code Section 54954.2. This agenda along with all attachments is available for public viewing online at 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.

City Council Agenda Item #3
Staff Report

Date: December 28, 2018
To: Mayor and City Council
From: Paul Eckert, City Administrator

	Regular
x	Special
	Closed
	Emergency

Subject: Agreement with the United States General Services Agency (GSA) for short-term Lease of City Industrial Park

Recommendation

City staff respectfully requests that; 1.) the City Council facilitate a community conversation regarding the potential temporary community for registered FEMA Camp Fire Survivors at the City owned Industrial Park; and 2.) the City Council accept the lease agreement with the United States General Services Agency (GSA) for an 18 to 24-month lease of the City Industrial Park for the purposes of Modular Housing Units to meet the needs of pre-screened and qualified registrants with high quality temporary housing. This lease agreement has been previously provided to Council.

Background

The City Council conducted a community meeting on December 17, 2018, regarding the potential temporary community for registered FEMA Camp Fire Survivors at the City owned Industrial Park. A copy of the lease agreement was provided to Council for review and discussion. During the meeting the City Council authorized the City Administrator to work with the City Attorney and sign a lease agreement with the United States General Services Agency (GSA) for an 18 to 24-month lease of the City Industrial Park for the purposes of Modular Housing Units to meet the needs of pre-screened and qualified registrants with high quality temporary housing.

The City has continued to revise the agreement to reflect Council and community interests. The changes include the addition of language to specify the final use date of July 1, 2021 (it's expected that the actual end date will be July 2020 to December 2020). As reflected in the attached Infrastructure List, the Vermont Street access has been removed. Other changes include various protections to the City regarding any adverse impacts to the ground. The City continues to work with the Gridley Unified School District and the Butte County Office of Education.

The Camp Wildfire is considered the most destructive wildfire in California's history, burning nearly 154,000 acres for 17 days, claiming at least 85 lives, and destroying nearly 13,972 residences. Tireless Gridley volunteers of all ages have provided their time and generous contributions to assist Red Cross sanctioned fire evacuees. Experienced Red Cross and Federal Emergency Management Agency (FEMA) leaders have underscored that the Gridley/Biggs communities have been unrivaled supporters of those in need.

Due to the unprecedented number of fire victims in need of quality temporary housing, the State of California has proclaimed an emergency, declaring the provision of housing as a State priority. FEMA is working diligently to find short-term housing opportunities for families displaced by the Camp Fire. The

proposed community project in Gridley is a FEMA effort and is not driven by the City of Gridley. In order to be registered with FEMA, individuals and families must have clearly identified fire damages at their official addresses. FEMA registration requirements far exceed Red Cross shelter requirements.

Gridley's Role

The City of Gridley is committed to assisting FEMA registered residents of Paradise and other impacted communities. Along with the cities of Chico and Oroville, the City of Gridley has committed to reviewing the possible provision of high-quality temporary housing options for residents of Butte County displaced by the catastrophic and devastating Camp Fire. Gridley is closely coordinating with our local partners of Paradise, Chico, Oroville, and Butte County; as well as the State of California Office of Emergency Services (Cal OES) and the Federal Emergency Management Agency (FEMA) to provide high quality temporary housing solutions.

Proposed Location

The proposed "Gridley Camp Fire Community" is located on the vacant City owned parcels located at the City Industrial Park near West Liberty Road. The site includes 73 acres of available land and has space for approximately 350 families, which will resolve approximately 15 percent of the housing need based on current estimates. The site is expected to house approximately 1,200 residents with 200 to 300 students.

The site includes water distribution, sewer, and electric and conforms with State, County and local development codes. The site is considered an ideal location to temporarily house FEMA registered survivors as they work to obtain permanent housing as quickly as possible.



A total of 72.39 acres are included in the three parcels proposed for lease in the Gridley Industrial Park including:

Parcel# 021-240-027-000 (35.310 acres) Northerly portion

Parcel# 021-270-042-000 (33.470 acres) Southerly portion

Parcel# 021-270-040-000 (3.610 acres) Small parcel at south east corner

Requested FEMA Infrastructure Investments for Gridley

In furtherance of the purposes of the Lease, the Government of the United States will provide the following infrastructure improvements to service and facilitate the Gridley Camp Fire Community:

1. Grading and drainage improvements to the property including, but not limited to a water retention pond to be located generally in the southwest corner of the site;
2. Extension and street improvements of Independence Drive (generally running from north to south) to connect with West Liberty Road and Kentucky Street easement at the edge of adjoining real property (generally known and referred to as the Cannery Property). The northerly portion shall include a cul-de-sac configuration for emergency vehicle use. The northerly cul-de-sac shall include a "break-away" gate for emergency vehicle access for fire apparatus;
3. Paving of the East/West access road at Industrial Park Drive from the Rail Corridor on the east to the private Vermont Street easement at the edge of the adjoining real property (generally known and referred to as the Fillmore Farm) on the northwest. Both the east and northwestern ends shall include a cul-de-sac configuration for emergency vehicle use;
4. Installation of appropriate permanent wall along the railroad rail line property located generally along the easterly boundary of the Camp Fire Community site;
5. Installation of appropriate security fencing (minimum 6 ft in height) around remaining perimeter of Camp Fire Community site;
6. Installation of appropriate looped water system improvements necessary to connect the Camp Fire Community site to City's municipal water system in order to enhance onsite well water delivery in order to assure sufficient and reliable water delivery pressure for residential and required fire hydrant use within the community.
7. Any and all electrical utility equipment improvements necessary to provide alternate electrical feed and delivery to the Camp Fire Community site within the underground trenching within Kentucky Street established during the looping of City's municipal water delivery system to the community;
8. Open "Green Spaces" to be located generally in the southeast and northwest corners of the Camp Fire Community site. The southeastern green space located near the entrance to the community shall include an improved graded and graveled parking area to accommodate visitors to the community;
9. All appropriate street lighting throughout the Camp Fire Community site;
10. Installation of sewer collection system improvements necessary in order to connect to City's current existing sewage lift station located adjacent to California State Highway Route 99;
11. Installation of street and pedestrian access through adjoining privately owned cannery

site to connect Independence Drive and Kentucky Street in order to provide safe pedestrian access for Camp Fire Community site residents to schools and other areas within the City of Gridley;

12. Ringed asphalt trail around the outer edge of the Camp Fire Community site for security patrols and recreational use by community residents (walking, bicycling, etc.).

Best Management Practices and Site Characteristics

- Site will include 1 to 4-bedroom Modular Housing Units (MHU's) for displaced families
- Site will include green space, play fields, and playgrounds
- Offices will be located for on-site property management with 24/7 security
- Waste removal services will be provided
- On-site case management services to assist survivors with recovery
- Site has access to fire, medical, and police services
- School access for children
- BCAG Bus Service will be provided
- Availability of social services
- Local utilities will be provided to each MHU
- Access to public transportation (a bus stop is included in the design for survivors)
- Close to shopping (less than one mile to a grocery store and pharmacy)
- Proper lighting throughout the community
- Security fencing and wall along RR
- Adequate parking for every survivor
- Rules similar to commercial facilities will be enforced to ensure the safety of all residents
- Survivors may use their assigned unit for 18 to 24 months from the date of declaration.
- All Modular Housing Units will be completely removed at termination of the lease.

Financial Impact

Fiscal impacts include: per MHU monthly lease payments that will go to the City's General Fund; significant electric, water, and sewer utility revenue; and the significant value of the proposed infrastructure projects including "fast tracked" signalization of Highway 99, street infrastructure in the Industrial Park, and water, sewer, and electric system extensions. It's anticipated that two police officers or Community Services Officers and one firefighter may be added during this period funded by State or Federal resources.

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.

Attachments

- Concept Drawings

EXHIBIT B
DEVELOPED FEMA SITE
 GRIDLEY INDUSTRIAL PARK



TOTAL UNITS = 390 MHU's

CONCEPTUAL DRAWING
 NOT FOR CONSTRUCTION

DECEMBER 2018



SCALE IN FEET
 150 0 150

BEN EN
 TRUSTED ENGINEERING ADVISORS

Plot Date: December 27, 2018 - 2:02 pm
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EXHIBIT C
COMPLETED PROJECT/REMOVAL
 GRIDLEY INDUSTRIAL PARK



Trailer Park	35 Units
VACANT	16
	14

CONCEPTUAL DRAWING
 NOT FOR CONSTRUCTION

Plot Date: December 27, 2018 - 2:03 pm
 File Name: P:\DWG\2018\20181227_02\CONCEPTUAL_DRAWING_MASTER\CONCEPTUAL_DRAWING_MASTER.dwg - Introduction - mshelton_20181228.dwg