

# Gridley City Council – Regular Meeting Agenda

Monday, February 3, 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.”*

The Public is encouraged to attend and participate in person. Comments from the public on agenda items will be accepted until 4 pm on February 3<sup>rd</sup>, 2024, 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:

<https://us06web.zoom.us/j/89118826777?pwd=4TU3ptjr09a87v1EoCineFCkn8Bt7W.1>

Webinar ID: 891 1882 6777

Passcode: 762283

**CALL TO ORDER** - Mayor Farr

**ROLL CALL**

**PLEDGE OF ALLEGIANCE** – Mayor Farr

**PROCLAMATION** – None

**INTRODUCTION OF NEW OR PROMOTED EMPLOYEES**

- Christopher Smith, Principal Planner

**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**

City Council review and approval of regular meeting minutes for the January 21, 2025

*Recommended Action(s):*

- a. Approve Council meeting minutes: January 21, 2025

## PUBLIC HEARING

### 2. Parkland Estates – Declaring the Intent to Create a Maintenance Assessment District

City Council to consider the approval of Resolution No. 2025-R-004: A Resolution of the City Council of the City of Gridley Declaring Its Intention to Form a Maintenance Assessment District for the Maintenance of Various Improvements, said Maintenance District being Designated as the City of Gridley Maintenance Assessment District No. 7 and being formed Pursuant to the Improvement Act of 1911

#### *Recommended Action(s):*

- a. Introduction of Public Hearing (by Mayor)
- b. Presentation by Staff
- c. Council Questions to Staff
- d. Open Public Hearing
- e. Close Public Hearing
- f. Council Discussion
- g. Council Action: Approve Resolution 2025-R-004 approving the declaration of intent for form a maintenance assessment district for Parkland Estates

#### ITEMS FOR CONSIDERATION - None

**COUNCIL COMMITTEE REPORTS** - *Brief reports on conferences, seminars, and meetings attended by the Mayor and City Council members, if any.*

**CITY ADMINISTRATOR REPORTS** - *Brief updates and reports on conferences, seminars, and meetings attended by the City Administrator, if any.*

#### DEPARTMENT UPDATE REPORTS

A. Police Department from Police Chief, Todd Farr

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

Travel Policy	2/18/2025
Energy Efficiency Contract Review	2/18/2025
Capital Improvement Strategic Plan Study Session	2/18/2025
Mid-Year Budget Review	2/18/2025

#### CLOSED SESSION

3. Closed Session Discussion Public Employment: Utility Director - Cal. Gov. Code Section 54597

**ADJOURNMENT** – adjourning to a regular meeting on February 18, 2025

**NOTE 1: POSTING OF AGENDA-** This agenda was posted on the public bulletin board at City Hall at or before 6:00 p.m., January 31<sup>st</sup>, 2025. 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 – Regular Meeting Minutes

Tuesday, January 21, 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

Vice Mayor Johnson called the meeting to order at 6:00 pm.

## ROLL CALL

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

Staff Present: Elisa Arteaga, City Administrator  
Todd Farr, Police Chief  
Anthony Galyean, City Attorney  
Martin Pineda, Finance Director  
Chip Fowler, Fire Chief  
Ruth Moreno, Recording Clerk

## PLEDGE OF ALLEGIANCE

Councilmember Roberts led the Pledge of Allegiance.

**PROCLAMATION** – None

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

## COMMUNITY PARTICIPATION FORUM

The forum was opened, and seeing no one was present to speak, was closed.

## PUBLIC HEARING

### 1. Extension of Eagle Meadows: The Village, Tentative Subdivision Map

City Council to consider the approval of Resolution No. 2025-R-001: A Resolution Approving a Four-Year Extension of Eagle Meadows: The Village, Tentative Subdivision Map No. 2-19 (TSM 2-19) per Govt. Code §66452.6(e)(a).

*Recommended Action(s):*

a. Introduction of Public Hearing (by Mayor)

Vice Mayor Johnson introduced the agenda item for consideration of an extension to the Eagle Meadows: The Village Subdivision Map.

b. Presentation by Staff

City Administrator Elisa Arteaga presented the Public Hearing, recommending approval of a four-year extension through a resolution, as tentatively approved at the previous Council meeting. She confirmed that proper public notice had been published in the Gridley Herald and mailed to homeowners within a 300-foot radius, as well as to affected special districts.

c. Council Questions to Staff

Councilmember Sanchez emphasized the importance of an update at the three-year mark, despite the overall four-year extension.

d. Open Public Hearing

Vice Mayor Johnson opened the Public Hearing.

e. Close Public Hearing

With no public comments noted for the record Vice Mayor Johnson closed the public hearing.

f. Council Discussion

Councilmember Sanchez reiterated her previous comments with relation to receiving routine updates on the status.

g. Council Action: Approve Resolution 2025-R-001 allowing for the 4-year extension

**ROLL CALL**

Motion: Roberts

Second: Calderon

Action: to approve the four (4) year extension of Eagle Meadows: The Village Subdivision map

Ayes: Roberts, Johnson, Calderon, Sanchez

Noes: None

Absent: Farr

Abstain: None

Motion passed, 4-0

## CONSENT AGENDA

### 2. City Council Minutes

City Council review and approval of regular meeting minutes for the December 16, 2024, and special meeting held on December 18, 2024.

*Recommended Action(s):*

- a. Approve Council meeting minutes: December 16<sup>th</sup> and December 18<sup>th</sup>, 2024.

### 3. Expenditure Reports

City Council review of expenditure reports for November and December 2024.

*Recommend Action(s):*

- a. Accept the November and December 2024 expenditure reports

### 4. Appointment of NCCSIF Representative and Alternate Representative

Council to consider re-appointing Martin Pineda, Finance Director as the primary representative and appoint Patricia Taverner as the Alternate Representative. Additionally, Elisa Arteaga and Jodi Molinari serve in the risk management committee.

*Recommended Action(s):*

- a. Approve Resolution 2025-R-002: a Resolution of the City Council of the City of Gridley Appointing Representative and Alternate Representative for Northern California Cities Self Insurance Fund

### 5. Appointment of NCPA Representative and Alternate Representative

City Council to consider appointing Elisa Arteaga, Ross Pippitt and Michael Farr as representatives to NCPA Committees and Catalina Sanchez as the Alternate Representative to NCPA Commission and other various NCPA Committees

*Recommended Action(s):*

- a. Approve Resolution 2025-R-003: A Resolution of the City Council of the City of Gridley Authorizing and Designating City Representatives to Vote the City's Interests in Governance Agreements Associated with City's Participation in Programs, Projects, and Services as a Member of the Northern California Power Agency

## **ROLL CALL**

Motion: Sanchez

Second: Roberts

Action: to approve the consent agenda as presented

Ayes: Roberts, Johnson, Calderon, Sanchez

Noes: None  
Absent: Farr  
Abstain: None

Motion passed, 4-0

## ITEMS FOR CONSIDERATION

### 6. Redevelopment Agency of the City of Gridley – Informational Update

City Administrator to give brief informational report on the recently attended 2025 Butte County Oversight Board meeting

*Recommended Actions (s):*

- a. Council to receive update – no action is necessary

City Administrator Arteaga informed the Council that city staff recently attended the Butte County Oversight Board meeting to present the Redevelopment Agency of the City of Gridley's budget. This budget covers bond payments and staff time necessary for preparing compensation agreements related to the remaining lots at the Industrial Park. These agreements will be utilized should the City of Gridley decide to sell any of the lots it intends to retain, ensuring a fair distribution formula for the applicable taxing agencies. The budget was unanimously approved by the Oversight Board.

The item was informational only, no voting was necessary.

### 7. Deputy City Clerk Job Description

Council to consider the approval of the attached job description and salary range for the new classification of Deputy City Clerk

*Recommended Action(s)*, City Staff respectfully requests the following:

- a. Establishment of a Deputy City Clerk position to provide essential administrative, technical, and operational support for the City of Gridley
- b. Council review and approve the Deputy City Clerk Job Description and Salary Range; and/or
- c. Direct City Administrator to make changes as necessary and add position to the Memorandum of Understanding for Management/Mid-Management/Confidential and Unrepresented Employees.

Administrator Arteaga presented the proposed job description with salary range and emphasized the significant need for a Deputy City Clerk. With the recent addition of a City Planner, Administrator Arteaga believes this position will provide essential support to both the City Administrator and the Principal Planner on complex projects while continuing to assist department managers and serve the public effectively. Administrator Arteaga proposed that the Deputy City Clerk position be designated as a mid-management role, separate from the union. The adoption of



this job description would result in the elimination of one Administrative Secretary position, replacing it with the Deputy City Clerk role. Looking ahead, Administrator Arteaga stated that the city would be best served by eventually converting the remaining Administrative Secretary position into a Planning Technician position.

### **ROLL CALL**

Motion: Roberts

Second: Calderon

Action: to approve the establishment of a Deputy City Clerk position and salary range

Ayes: Roberts, Johnson, Calderon, Sanchez

Noes: None

Absent: Farr

Abstain: None

Motion passed, 4-0

### **8. Authorization to Enter into a Contract for Grant Consulting**

City Council to consider entering into an agreement for grant writing and management services with California Consulting

*Recommended Action(s):*

- a. Review and approve the agreement for services with California Consulting

City Administrator Arteaga recommended that the City Council authorize the City Administrator to enter into a services agreement with California Consulting to provide grant writing and administration services, as outlined in their proposal. She emphasized that grant writing is a highly specialized function requiring expertise in identifying funding opportunities, preparing detailed applications, and ensuring compliance with grant requirements. As part of their services, California Consulting will conduct an initial Needs Assessment to identify grant opportunities that align with the City's needs, which will require Council approval before any grant applications are initiated.

Councilmember Sanchez inquired whether Administrator Arteaga had a budgeted amount for grant writing services. Administrator Arteaga explained that following the Needs Assessment, the City would be presented with available grant opportunities along with an estimated cost for each grant preparation. She also noted that some grants include provisions for covering administrative expenses.

Councilmember Sanchez further asked if this agreement would impact the grant writing services currently provided by Bennett Engineering. City Engineer Harden clarified that he can continue to write grants as needed for water, sewer, and engineering projects and will collaborate with California Consulting by providing information as needed for their Needs Assessment.

### **ROLL CALL**

Motion: Sanchez  
Second: Roberts  
Action: to approve the service agreement with California Consulting

Ayes: Roberts, Johnson, Calderon, Sanchez

Noes: None

Absent: Farr

Abstain: None

Motion passed, 4-0

## 9. Temporary Construction Easement Agreement

Council Consideration of a temporary construction easement agreement with PGE&E for the use of parcel 7 at the Industrial Park as a staging area for PG&E's Gas Transmission Project beginning 2/1/25 – 4/30/25 with the option for PG&E to extend on a month-to-month basis for up to 3 months

### *Recommended Action(s):*

- a. Review and approve the temporary construction easement agreement with PGE;  
or
- b. Council to direct City Administrator to negotiate changes as needed with PGE representatives

The City Administrator requested approval of a Temporary Construction Easement (TCE) authorizing PG&E to use Lot 7 at the Industrial Park for staging purposes. The easement would allow PG&E to park vehicles, place construction trailers, and store materials and equipment in connection with its pipeline construction project. The initial term of the TCE is three months, beginning February 1, 2025, and ending April 30, 2025, with an option for PG&E to extend the lease for up to an additional three months.

City Engineer Harden provided an update on a minor modification to the discharge pipeline route. To avoid crossing private property, the pipeline will instead wrap around the detention pond before discharging into the pond and ultimately into the neighboring canal. Engineer Harden noted that PG&E has obtained the necessary permits from RD 2056 to proceed with this adjustment.

Kevin Muzikar, Environmental Field Specialist with PG&E, briefly addressed the Council to further explain the change described by Engineer Harden.

### **ROLL CALL**

Motion: Roberts

Second: Calderon

Action: to approve the Temporary Construction Easement with PG&E for Lot 7 at the Industrial Park

Ayes: Roberts, Johnson, Calderon, Sanchez

Noes: None

Absent: Farr

Abstain: None

Motion passed, 4-0

### **10. Award of Contract – Gridley Sports Complex Phase 1**

City staff respectfully recommend that the City Council authorizes the City Administrator to execute a contract with Franklin Construction Inc.

*Recommended Action(s), Council to accept staff report and provide direction on the following options:*

- a. Council to approve the base bid with no alternative bids; or
- b. Council to approve the base bid with alternative bid #1; or
- c. Council to approve the base bid with alternative bid #2; or
- d. Council to approve the base bid with both alternative bids

City Engineer Dave Harden reported on the strong turnout of contractors submitting bids for the project. He noted that the lowest bid came in significantly lower than the engineer's estimate, which was within the mid-range of the submitted bid packages.

City Engineer Harden outlined two separate bid packages. The first package, part of the original scope, included parking deterrents and a post-and-cable fence to prevent vehicle access to the pond. The second package proposed the repaving of a bike path around the Industrial Park. Given that the alternative bids were also competitively priced, City Engineer Harden recommended awarding the contract, including both alternative bid packages, to Franklin Construction.

Councilmember Sanchez shared her concerns of the contract not being included in the agenda packet.

### **ROLL CALL**

Motion: Roberts

Second: Calderon

Action: to award the contract to Franklin Construction to include both alternative bids

Ayes: Roberts, Johnson, Calderon

Noes: None

Absent: Farr

Abstain: Sanchez

Motion passed, 3-0-1

### **11. Wage Compensation Study Proposal**

City Staff respectfully requests City Council to consider and approve the proposal for professional services to prepare a Wage Compensation Study.

*Recommended Action(s):*

- a. Approve the initiation of a wage compensation study for all city classifications contained in the three Memorandum of Understanding Agreements (GPOA, IBEW, MMUR); and
- b. Award the proposal to Bryce Consulting
- c. Authorize the City Administrator to oversee the study's completion and execute the agreements for professional services with prior review by the city attorney.

Administrator Arteaga presented the staff report and reminded the Council that this year will include negotiations with city staff, the International Brotherhood of Electrical Workers (IBEW), and the Gridley Police Officers Association (GPOA). She emphasized the importance of conducting a wage compensation study to assess the City's current salary structure and gain a comprehensive understanding of competitive wages.

Administrator Arteaga clarified that if the study indicates the need for higher wages, it will not result in automatic pay adjustments but will serve as a valuable tool during negotiations. The study will compare existing job classifications with those in surrounding jurisdictions

Councilmember Roberts expressed his understanding of the need for a wage compensation study, noting that it would help prevent situations like in 2007 when the GPOA received a 17% salary increase in order for the City to remain competitive with neighboring jurisdictions. Administrator Arteaga emphasized that a structured approach would allow for gradual adjustments, if necessary, enabling the City to budget and adapt accordingly to meet financial and staffing needs.

#### **ROLL CALL**

Motion: Calderon

Second: Sanchez

Action: to approve the award of contract to Bryce Consulting for the preparation of wage compensation study.

Ayes: Roberts, Johnson, Calderon, Sanchez

Noes: None

Absent: Farr

Abstain: None

Motion passed, 4-0

## COUNCIL COMMITTEE REPORTS

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

Councilmember Calderon reported on his attendance at the Butte County Health Advisory Board meeting.

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

## CITY ADMINISTRATOR REPORTS

City Administrator Arteaga provided an update on her recent attendance at various meetings, including those with the Gridley Unified School District, BCAG, and California Housing and Community Development, as well as internal meetings. Administrator Arteaga informed Council that the Public Works Committee meeting will be held in February.

## DEPARTMENT UPDATE REPORTS

Finance Director Martin Pineda provided a 2.5-month update on the City's investments with Meeder Investments, reporting that they are performing well and exceeding initial expectations.

Fire Chief Chip Fowler provided a brief update on the fire department's community contributions and fire incidents for the month of December. He also reported on the Los Angeles fires, noting that Butte County had deployed approximately 100 firefighters, including the City of Gridley's Battalion Chief, to assist with the response.

City Engineer Harden provided a brief update on the Highway 99 SHOPP project, noting that tie-in work is expected to begin within the next one to two weeks, progressing ahead of schedule.

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

Travel Policy	2/3/2025
Energy Efficiency Contract Review	2/3/2025
Capital Improvement Strategic Plan Study Session	2/3/2025
Wage Compensation Study	2/3/2025

## CLOSED SESSION

12. Closed Session discussion with Legal Counsel - Existing Litigation – Pursuant to Government Code 54956.9(a) – “Michael Alvarez vs. City of Gridley, Butte County Superior Court Case No. 24SC03712

Council went into closed session at 7:18 and came out with no reportable action.

## ADJOURNMENT

With no further items left to discuss, Vice Mayor Johnson adjourned to the next regular meeting on February 3, 2025.

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Elisa Arteaga, City Clerk

DRAFT

**City Council Agenda Item #2**  
Staff Report

**Date:** February 3, 2025  
**To:** Mayor and City Council  
**From:** Elisa Arteaga, City Administrator  
**Subject:** City of Gridley Adoption of Resolution 2025-R-004: Declaring the Intent to Levy and Collet Assessments, and setting a Time and Place for a Public Hearing

<b>X</b>	Regular
	Special
	Closed
	Emergency

**Recommendation**

City staff respectfully recommend that the City Council approves the Engineer’s Report; declares the intention to levy and collect assessments and sets a date an time for a Public Hearing for the Parkland Estates Maintenance Assessment District No. 7. The recommended hearing date is February 18, 2025 at 6:00 PM.

**Background**

November 20, 2024 the Planning Commission approved the Final Map with conditions to develop the 1.48 acre site with a 19 lot subdivision. One of the conditions is to establish an Assessment District to provide for on-going maintenance costs which shall be approved by the City of Gridley. The formation of this district shall be in conformance with Proposition 218.

An Engineering Report was completed and is attached as part of the Resolution outlining the assessment per lot.

**Financial Impact**

The following assessment is proposed for Maintenance Assessment District No.7 for Parkland Estates.

<b>Parkland Estates Infrastructure Cost</b>					
Item	Quantity	Unit	Replacement Percentage	Unit Price	Total
SD 24"	500	LF	40%	\$177.00	\$35,400
SD 12"	133	LF	40%	\$75.00	\$3,990
SD 15"	82	LF	40%	\$85.00	\$2,788
SD Manifold boxes	2	EA	40%	\$4,000.00	\$3,200
Asphalt Concrete	177	TONS	40%	\$206.00	\$14,585
Aggregate Base	318	CY	40%	\$88.00	\$11,194
6" Curb & Gutter	797	LF	40%	\$47.00	\$14,984
Drop Inlet	8	EA	40%	\$2,000.00	\$6,400
Street Lights	4	EA	40%	\$6,000.00	\$9,600
Subtotal					\$102,140
Adjustment Factor (inflation)			164%	\$167,367	

<b>Annual Operation and Maintenance Cost:</b>					
6% Sinking Fund ( annualized cost of a 20-yr replacement)				3%	\$5,021
Detention Facility & SD cleaning	8	HR.	100%	\$100.00	\$800
street light and striping repair	2	HR.	100%	\$200.00	\$400
Supplies and Materials		LS		\$200.00	\$200
Subtotal					\$6,421
Number of lots in subdivision					19
Annual Lot Assessment					<b>\$338</b>

**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**

Resolution 2025-R-004

Exhibit "1" Engineer's Report for Assessment of improvements for the Parkland Estates Subdivision Improvements, including Exhibits A, B, and C



**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GRIDLEY DECLARING ITS INTENTION TO FORM A MAINTENANCE ASSESSMENT DISTRICT FOR THE MAINTENANCE OF VARIOUS IMPROVEMENTS, SAID MAINTENANCE DISTRICT BEING DESIGNATED AS THE CITY OF GRIDLEY MAINTENANCE ASSESSMENT DISTRICT NO. 7 AND BEING FORMED PURSUANT TO THE IMPROVEMENT ACT OF 1911**

**WHEREAS**, the Improvement Act of 1911 (Streets and Highways Code Sections 5000, et seq) authorizes cities to construct, operate and maintain various public improvements, and

**WHEREAS**, the Improvement Act of 1911 specifically authorizes cities to form maintenance districts pursuant to the provisions of Streets and Highways Code Sections 5820, et seq., and

**WHEREAS**, the property which comprises the District is hereinafter described, and commonly known as the **PARKLAND ESTATES SUBDIVISION** is to be improved with various public improvements, to include drainage, drainage detention, sidewalks, street lights and other improvements as more specifically described in **EXHIBIT "1"** attached hereto and by this reference incorporated herein, City's Engineer's Report previously prepared (**THE IMPROVEMENTS**), and

**WHEREAS**, the purpose of this Resolution is to set forth the intention of the City Council of the **CITY OF GRIDLEY** to form Maintenance Assessment District #7,

**WHEREAS**, Satnam S. Nijjar the owner of all the property comprising the Assessment District described herein, on its own behalf and also on behalf of then' successors and assigns have irrevocably waived the right to protest the formation of the **CITY OF GRIDLEY** Maintenance Assessment Distinct No. 7, and

**NOW THEREFORE**, be it resolved by the City Council of the City of Gridley as follows:

1. Pursuant to he provisions of Streets and Highways Code Sections 5820, et seq. and specifically pursuant to Section 5821, the City Council of the City of Gridley, by this Resolution, hereby declares its intention to order that all the expenses of maintain, operating and replacement of any and all of the public improvements to be installed within the Parkland Estates Subdivision, including without limitation, improvements consists of the following:
  - a. Storm water detention facilities, including storm drain piping, storm drain manifold, detention cambers, drain inlets and other infrastructure.
  - b. Maintenance of roadway , curb and gutter and sidewalks
  - c. Street Lighting

Including the cost of necessary repairs, replacements, fuel power, electrical current care, supervision and any and all other items necessary for the proper maintenance and operation thereof, shall be assessed, wholly upon real property lying within the district to be benefited by and to be assessed to pay the costs of the operation of the improvements proposed to be maintained; the amount so

assessed to pay for the costs of the operation of the improvements proposed to be maintained; the amount so assessed to be levied and collected in the same manner and by the same officers who collect taxes for the County of Butte.

2. The boundaries of the proposed City of Gridley Maintenance District No #7 are described in Exhibits "A" and "B" attached hereto and by this reference incorporated herein.
3. In order to provide all information and data necessary to establish the City of Gridley Maintenance Assessment District No. 7, the City Engineer is hereby directed to cause an Engineer's report to be prepared in the manner provided for by the law, including the Improvements Act of 1911, as well as by the California State Constitution, Article XIII D and upon completion, to file said report with the City Clerk. Said Engineer's report shall include the cost of the annual operation and maintenance assessments to be assessed as well as appropriate provisions for the annual adjustment thereof to take into account anticipated changes in the cost of operation and maintenance over time.
4. Following receipt of the Engineer's Report, the City Clerk is directed to schedule appropriate public hearings, all in the manner provided for the Improvement Act of 1911, as well as required by the State Constitution, Article XIII D and any other provisions of applicable law.

**I HEREBY CERTIFY** that the following Resolution of the City Council of the City of Gridley was duly introduced and passed at a normal scheduled meeting of the City Council of the City of Gridley held on the 3rd day of February 2025, by the following vote:

**AYES:** Council Members \_\_\_\_\_

**NOES:** Council Members \_\_\_\_\_

**ABSTAIN** Council Members \_\_\_\_\_

**ABSENT** Council Members \_\_\_\_\_

**APPROVED:** \_\_\_\_\_  
**MICHAEL W. FARR, MAYOR**

**ATTEST:** \_\_\_\_\_  
**ELISA ARTEAGA, CITY CLERK**



Administration 530.846.3631  
Finance/Utilities 530.846.5695  
Public Works/Electric 530.846.3631  
Fax 530.846.3229

## EXHIBIT "1" CITY ENGINEER'S REPORT

### CITY OF GRIDLEY MAINTENANCE ASSESSMENT DISTRICT NO. 7

#### **Maintenance Assessment District Improvements**

As a condition of approval of Subdivision Map No.1-21, commonly known as Parkland Estates Subdivision, it is necessary to form a maintenance assessment district and assess the expenses of maintenance and operation of the improvements of special benefit to that subdivision. The boundary of Maintenance Assessment District No. 7 (District) is described in Exhibit "A" and delineated in Exhibit "B" attached hereto and by this reference incorporated herein. The annual assessment shall be used for the purpose of funding the annual costs of maintenance and operation and future replacement of the following public improvements:

- Stormwater Infrastructure including but not limited to; pipes, manifolds, detention chambers, and drain inlets,
- Roadway Pavement and Striping
- Curb and Gutter
- Sidewalks
- Street Lights

#### **Annual Assessment**

The assessment cost breakdown is shown in Exhibit "C" attached hereto and by this reference incorporated herein. The total annual cost for the District is \$6,421.

#### **Method of Apportionment**

The method of apportionment is based on an equally proportionate benefit received by each lot within the maintenance assessment district. Each of the 19 lots shall be apportioned an equal share of the costs associated with Maintenance District No. 7.

#### **Annual Assessment per Lot**

Total annual contribution      \$338.00 per lot

#### **Adjustment to Annual Assessments Based on Increases in Consumer Price Index**

Any increase in the amount of the total annual assessment as well as any increase in an annual assessment levied against a particular lot or parcel within the boundaries of this assessment district to account for inflation shall be calculated in the following manner:



Administration 530.846.3631  
Finance/Utilities 530.846.5695  
Public Works/Electric 530.846.3631  
Fax 530.846.3229

If, on the first day of the City fiscal year commencing on July 1st following the establishment of a maintenance assessment district in the manner provided by the Improvement Act of 1911 (Streets and Highways Code Sections 5820 et seq.), and on the first day of each fiscal year thereafter that the assessment district remains in effect, there is an increase in the cost of operating and maintaining the public improvements to be funded with assessment district revenues, as measured by an increase in the consumer price index during such period of time, then the total annual assessment levied against all properties within the assessment district, as well as the proportional annual assessment levied against each lot or parcel within the boundaries of the assessment district shall also be increased in proportion to the increase in such costs. The determination of whether there has been an increase in such costs and the amount of the increase in such assessments which is proportional to the increase in such costs shall be made by the Director of Public Works and shall be based exclusively on the percentage increase during such period of time in the consumer price index published by the Federal Bureau of Labor Statistics for all Urban Consumers -- U.S. Cities Average (all items) or such other measure employed by the U.S. Department of Labor Statistics in lieu of such consumer price index which measures the cost of living in U.S. cities.

### **Credits Against Annual Assessments Based on Prior Year Maintenance Costs**

If the actual cost of operating and maintaining the public improvements (not including the revenue collected for the Sinking Fund) funded by revenues from this assessment district during any year the assessment district remains in effect is less than the assessment levied for that year, the difference between the actual cost of operating and maintaining the public improvements and the assessment levied for that year shall be credited against the assessments levied during the next succeeding year in the manner prescribed as follows. If on the first day of the City fiscal year commencing on July 1st following the establishment of a maintenance assessment district in the manner provided by the Improvement Act of 1911 (Streets and Highways Code Sections 5820 et seq.), and on the first day of each fiscal year thereafter that the assessment district remains in effect, the total annual assessment levied during the preceding fiscal year exceeded the actual cost of operating and maintaining the public improvements to be funded with assessment district revenues during such preceding year, then the total annual assessment levied against the property within the assessment district during the ensuing fiscal year shall be reduced by a credit equal to the difference between the total annual assessment levied during the preceding fiscal year and the actual cost of operating and maintaining the public improvements to be funded with assessment district revenues during such preceding fiscal year.

In particular, the total annual assessment levied against all property within the maintenance assessment district shall be reduced during the ensuing fiscal year, and only during the ensuing fiscal year, by an amount equal to the difference between the total annual assessment levied during the preceding fiscal year and the total cost of operating and maintaining the public improvements to be funded with assessment district revenues during such preceding fiscal year, and the annual assessment levied against



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Public Works/Electric 530.846.3631  
Fax 530.846.3229

each individual lot or parcel within the boundaries of the assessment district shall be reduced during the ensuing fiscal year, and only during such ensuing fiscal year, by a portion of such amount which is calculated by the Director of Public Works using the method of apportionment set forth in the City Engineer's Report as approved by the City Council at the time of the district was established.

**Termination Date of the Assessment District**

Maintenance Assessment District No. 7 shall continue from year to year until dissolved by the City Council of the City of Gridley.

**Engineer's Statement**

I do hereby assess and apportion said amount to be assessed upon the assessable lots within the "Parkland Estates Subdivision" upon each lot, severally and respectively, in accordance with the special benefits to be received by such lots and more particularly set forth in Exhibit "A", Exhibit "B" and Exhibit "C" attached hereto.

Dated: 01/30/2025

By: 

David Harden  
P.E. 84216  
Registration Expires: 09/30/25



**EXHIBIT "A"**  
**MAINTENANCE ASSESSMENT DISTRICT NO. \_\_\_**  
Boundary Description

All that real property, being a portion of Lot 25 of the Norman Tract, situate in the City of Gridley, County of Butte, State of California described as follows:

Parcel 3 of that certain Parcel Map for Proctor H. Smith and Icie F. Smith filed for record on November 21, 1977, in Book 63 of Parcel Maps at Page 23, Butte County records described as follows;

Beginning at the northwest corner of said Parcel 3 as shown on said Parcel Map, being a point on the easterly right of way line of Haskell Street as shown on said Parcel Map; Thence North 89° 24' 00" East 195.00 feet, on and along the northerly line of said Parcel 3 to the northeast corner of said Parcel 3;

Thence South 00° 07' 00" East 330.00 feet, on and along the easterly line of said Parcel 3 to the southeast corner of said Parcel 3;

Thence South 89° 24' 00" West 195.00 feet, on and along the southerly line of said Parcel 3 to the southwest corner of said Parcel 3, being a point on said easterly right of way line of Haskell Street as shown on said Parcel Map;

Thence North 00° 07' 00" West 330.00 feet on and along the westerly line of said Parcel 3 and said easterly right of way line of said Haskell Street as shown on said Parcel Map to said northwest corner of said Parcel 3 as shown on said Parcel Map.

Containing 1.48 Acres, more or less.



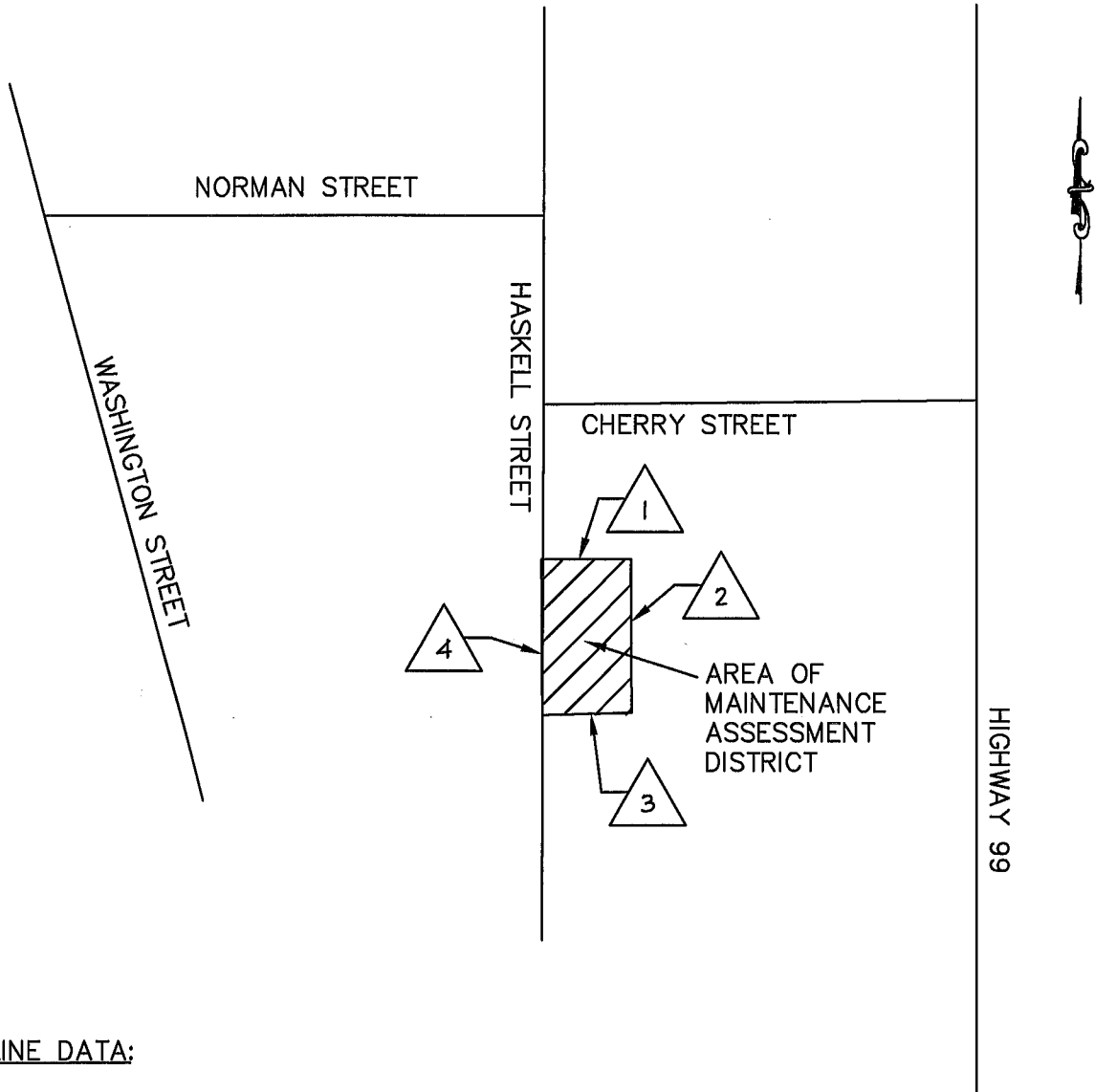
Legal description prepared by:

Malcolm J. Macdonald

Date: 1-14-2025

Malcolm J. Macdonald, PLS 8218

**EXHIBIT "B"**



**LINE DATA:**

- 1 N 89° 24' 00" E 195.00'
- 2 S 00° 07' 00" E 330.00'
- 3 S 89° 24' 00" W 195.00'
- 4 N 00° 07' 00" W 330.00'

**DRAWN BY:** jcm  
**DATE:** 1/14/25  
**SCALE:** NTS  
**REVIEWED BY:** mjm

**PROJECT:** CITY OF GRIDLEY  
 MAINTENANCE  
 ASSESSMENT  
 DISTRICT NO. \_  
 ASSESSMENT DIAGRAM

**APPROVED:**  
 \_\_\_\_\_  
 CITY ENGINEER RCE 84216  
 DAVE HARDEN

**Exhibit C**  
**Maintenance Assessment District No. 7**  
**Parkland Estates Subdivision, Gridley CA**  
**Annual Assessment Cost Breakdown**

Item	Quantity	Unit	Replacment Percentage	Unit Price	Total
SD 24"	500	LF	40%	\$177.00	\$35,400
SD 12"	133	LF	40%	\$75.00	\$3,990
SD 15"	82	LF	40%	\$85.00	\$2,788
SD Manifold boxes	2	EA	40%	\$4,000.00	\$3,200
Asphalt Concrete	177	TONS	40%	\$206.00	\$14,585
Aggregate Base	318	CY	40%	\$88.00	\$11,194
6" Curb & Gutter	797	LF	40%	\$47.00	\$14,984
Drop Inlet	8	EA	40%	\$2,000.00	\$6,400
Street Lights	4	EA	40%	\$6,000.00	\$9,600
				Subtotal	\$102,140
Adjustment Factor (inflation)			164%		\$167,367
<b>Annual Operation and Maintenance Cost:</b>					
6% Sinking Fund ( annualized cost of a 20-yr replacement)			3%		\$5,021
Dention Facility & SD cleaning	8	HR.	100%	\$100.00	\$800
street light and striping repair	2	HR.	100%	\$200.00	\$400
Supplies and Materials		LS		\$200.00	\$200
				Subtotal	\$6,421
Number of lots in subdivision	19				
Annual Lot Assesement					<b>\$338</b>



# Department Update Reports

# Quarterly Council Report

## City of Gridley

Todd W. Farr  
Chief of Police

### Arrest and Incident Summary Activity for October to December 2024:

	Quarterly	Year Total
• Adult Arrests	120	217
• Juvenile Arrests	3	11
• Misdemeanor Arrests	70	180
• Felony Arrests	24	65
• Felony Crimes Reported	45	160
• Misdemeanor Crimes	99	309
• Total Incidents	4,364	15,661
• Battery	19	80
• Burglary	9	29
• Deceased Person	0	8
• Vandalism	9	77
• Stolen Vehicle	9	26
• Robbery	1	2
• Public Intoxication	9	36
• Medical Aid	36	174
• Area Checks	1,497	4,747
• Pedestrian Checks	103	301
• Disturbing the Peace	79	357
• Animal Calls	370	1,227
• Total 911 Calls	584	2,456
• Total Accidents	29	114
• Total Traffic Citations	253	999
• DUI Arrests	5	19
• Traffic Stops	439	1,699

**Response times for this month are as follows:**

Priority 1- Events that involve injury and are life threatening or in progress.

Priority 2- Events that involve property loss or damage.

Priority 3-Events that do not involve injury, threat of life, property loss or damage.

**Priority Times:**

Priority 1: 2:45 MIN

Priority 2: 3:46 MIN

Priority 3: 3:06 MIN

Overall average response times to all calls for service:

3:09 Min.

Animal Control Officer: 167 for October to December, 534 for the Year.

Community Service Officer: 138 for October to December, 384 for the Year.