



**CITY OF CORNING
SPECIAL CITY COUNCIL
CLOSED SESSION MINUTES
TUESDAY, AUGUST 13, 2024
CITY COUNCIL CHAMBERS
794 THIRD STREET**

A. CALL TO ORDER: 6:00 p.m.

B. ROLL CALL:

**Council: Dave Demo
Jose "Chuy" Valerio
Shelly Hargens
Lisa Lomeli
Mayor: Robert Snow**

All members of the City Council were present.

The **Brown Act** requires that the Council provide the opportunity for persons in the audience to briefly address the Council on the subject(s) scheduled for tonight's closed session. Is there anyone wanting to comment on the subject(s) the Council will be discussing in closed session? If so, please come to the podium, identify yourself and give us your comments.

C. PUBLIC COMMENTS: None.

D. REGULAR AGENDA:

1. Conference with Legal Counsel – Existing Litigation (§ 54956.9)
Name of Case: Fountain v. City of Corning, Case No.24CI-000071
2. Public Employment (§ 54957) – City Manager

E. ADJOURN TO REGULARLY SCHEDULED CITY COUNCIL MEETING AND REPORT ON CLOSED SESSION: 6:23 PM, Mayor Snow reported that there were no reportable actions.



**CITY COUNCIL
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This is an Equal Opportunity Program. Discrimination is prohibited by Federal Law. Complaints of discrimination may be filed with the Secretary of Agriculture, Washington, D.C. 20250.

In compliance with the Americans with Disabilities Act and Title VI. If you need special assistance or translation services to participate in this meeting, please contact the City Clerk's Office at (530) 824-7033 or via email at rordaz@corning.org. Notification in advance of the meeting will enable the city to make reasonable arrangements to ensure accessibility to this meeting.

A. CALL TO ORDER: 6:30 p.m.

B. ROLL CALL:

**Council: Dave Demo
Jose "Chuy" Valerio
Shelly Hargens
Lisa Lomeli
Mayor: Robert Snow**

All members of the City Council were present.

- C. **PLEDGE OF ALLEGIANCE:** Led by the City Manager.
- D. **INVOCATION:** Led by Councilor Hargens.
- E. **PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, PRESENTATIONS:** None.
- F. **PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:**

Brooke Smith- Thanked Council members and the Fire Department for the generous donation to the Senior Center chair program. They have raised \$2445 in a few weeks. They are still needing to raise more funds and sponsoring chairs is still available so they can meet their goal to order more chairs for the Senior Center. Also, they are having an Ice Cream Social August 23, 2024 12-1 pm, All are invited.

City Manager, Brant- Brant is partnering up with Carrie Ferchaud the Executive Director at The Job Training Center regarding the layoffs that happened with The Andersen & Sons Shelling Company. Andersen & Sons laid off a significant amount of employees Friday July 26th. Of those employees laid off 75% are Tehama County residents and about 55% percent live in the city limits of Corning. The Job Training Center can help with resources in finding a new job, exploring training options, or assistance with utility bills. The City is looking into placing an accessible location in Corning for those needing assistance. The city webpage has a banner in English & Spanish with the link to access contact information to get the assistance needed (www.corning.org). More resources will be available to ranchers, farmers, and businesses affected as this develops.

- G. **CONSENT AGENDA:** It is recommended that items listed on the Consent Agenda be acted on simultaneously unless a Councilmember or members of the audience request separate discussion and/or action.
 - 1. **Waive reading, except by title, of any Ordinance under consideration at this meeting for either introduction or passage, per Government Code Section 36934.**
 - 2. **Waive the reading and approve the Minutes of the July 23, 2024, Regular City Council Meeting with any necessary corrections.**
 - 3. **August 8, 2024, Claim Warrant in the amount of \$ 593,140.33.**
 - 4. **August 8, 2024, Business License Report.**
 - 5. **July 2024 Wages & Salaries: \$425,136.01.**
 - 6. **July 2024 Treasurer's Report.**
 - 7. **July 2024 Building Permit Valuation Report in the amount of \$340,980.**
 - 8. **July 2024 City of Corning Wastewater Operations Summary Report.**
 - 9. **Authorize the Public Works Department to declare equipment surplus and dispose of the items listed in the best interest of the city.**
 - 10. **Accept resignation of Library Commissioner Sandy Sehorn effective January 1, 2025.**

Councilor Valerio moved to approve consent items 1-10; Councilor Hargens seconded the motion. **Ayes: Snow, Demo, Hargens, Lomeli, and Valerio. Absent: None. Abstain/Opposed: None. Motion was approved by a 5-0 vote**

H. **ITEMS REMOVED FROM THE CONSENT AGENDA:** None

I. **PUBLIC HEARINGS AND MEETINGS:**

- 11. **Public Hearing: Adopt proposed Resolution 08-13-2024-01 setting two (2) annual City of Corning water rate increases of 10% per year beginning September 1, 2024 and subsequently on July 1, 2025.**

THE CITY OF CORNING IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER

Presented by City Manager Brant Mesker who stated this is proposal for 2 annual rate increases of 10% for the first year starting on September 1, 2024, and the second increase scheduled on July 1, 2025. The breakdown of the fee increases is on the attached staff report but should there be any questions you may reach out to him.

Mayor Snow opened the Public Hearing at 6:41 pm. Ross Turner- He understands that the rate increase is necessary to balance out the deficit due to the lack of rate increases in the last year. Also, he wanted to know if commercial accounts were being increased at the same rate and Mr. Mesker confirmed that is correct. Last question from Mr. Turner was regarding utility accounts in tenant's name. He wanted to know if the landlord was responsible for paying any outstanding balances the tenants may leave the city with. Rubi Ordaz, City Clerk, responded with clarifying if the account is under the tenants' name, then the tenant is responsible for any balances due. If the account is under the landlords' name but a tenant lives in the home, then the landlord is responsible for the balance. If a tenant leaves the city with a pending balance, they are not allowed to open a new account until all debt has been paid in full. With no other questions the public hearing was closed at 6:46 pm.

Mayor Snow added that when him and Valerio joined the City Council 8 years ago, they were given numbers forecasted on rates and if they didn't increase rates during a 10-12 year period the city would be in the red. This probably should have been done in small increments sooner since only one increase was done. The drought didn't help by lowering water usage and we still had a rate to meet to show income coming in. This is not something they want to do but it is necessary for the city to avoid having to do a larger increase in 2 years.

Councilor Demo moved to approve Resolution 08-13-2024-01 setting 2 annual water increases beginning September 1, 2024, and subsequently on July 1, 2025; Councilor Hargens seconded the motion. **Ayes: Snow, Demo, Hargens, Lomeli, and Valerio. Absent: None. Abstain/Opposed: None. Motion was approved by a 5-0 vote**

12. Public Hearing: Adopt proposed Resolution 08-13-2024-02 setting two (2) annual City of Corning sewer rate increases of 5% per year beginning September 1, 2024, and subsequently on July 1, 2025.

Presented by City Manager, Brant Mesker, who stated this is proposal for 2 annual rate increases of 5% for the first year starting on September 1, 2024, and the second increase scheduled on July 1, 2025. The breakdown of the fee increases is on the attached staff report but should there be any questions you may reach out to him.

Mayor Snow opened the public hearing at 6:48 pm, with no discussion, the hearing closed at 6:48pm.

Councilor Hargens moved to approve Resolution 08-13-2024-02 setting 2 annual sewer increases beginning September 1, 2024, and subsequently on July 1, 2025; Councilor Valerio seconded the motion. **Ayes: Snow, Demo, Hargens, Lomeli, and Valerio. Absent: None. Abstain/Opposed: None. Motion was approved by a 5-0 vote**

J. REGULAR AGENDA:

13. Provide direction on Solar Project with Cenergy Power at the City's vacant property adjacent to the Wastewater Treatment Plant (WWTP).

Presented by City Manager Brant Mesker - Staff was approached by Cenergy Power requesting to lease land from the city to build and maintain a solar farm to generate clean energy for PG&E. For clarity this is not for the city to be reliant on that solar production but just leasing the ground to this entity.

Councilor Demo wanted clarification on the possibility of a 20% price reduction for certain residents that is being offered. Will it be a case-by-case option? He would also like to know a percentage on how many families would be benefited.

Councilor Lomeli asked what the \$100,000 donation to the city looked like. Mr. Mesker clarified it would be a contribution to the general fund.

Mayor Snow asked -With the 20 year lease up front and the additional 10 year extension what kind of penalties are on one side or the other? Is the city protected if the city needs to use the land 20-30 years from now? City Attorney, Collin, clarified this is a lease option so if they do move forward this will be negotiated at that time.

Councilor Hargens moved to provide direction on Solar Project with Cenergy Power at the city's vacant property adjacent to the Wastewater Treatment Plant (WWTP). Authorizing the City Manager to sign the lease option agreement. Councilor Valerio seconded the motion. **Ayes: Snow, Demo, Hargens, Lomeli, and Valerio. Absent: None. Abstain/Opposed: None. Motion was approved by a 5-0 vote**

14. Approve Plans & Specifications and authorize Staff to solicit Bids for the 2024 Almond and Fig Street Rehabilitation Project.

Presented by Contract City Engineer, Robin Kampmann, who recommends City Council approve the plans and specifications and authorize staff to seek bids for the 2024 Almond & Fig Street Rehabilitation Project.

Councilor Hargens asked for an estimated time of completion. Mrs. Kampmann stated it depends on the contractor's availability as well as the weather, but they are hoping to have it completed before the fall.

Ross Turner asked how this project is going to affect accessibility for Olive View School. Mrs. Kampmann assured this will be done in phases always allowing partial access. Also, timing around the more congested times before and after school.

Councilor Demo moved to approve the plans and specifications and authorize staff to seek bids for the 2024 Almond & Fig Street Rehabilitation Project. Councilor Hargens seconded the motion. **Ayes: Snow, Demo, Hargens, Lomeli, and Valerio. Absent: None. Abstain/Opposed: None. Motion was approved by a 5-0 vote**

15. Approve agreement with the Paskenta Band of Nomlaki Indians for continuation of grant funds for the youth recreation and enrichment program.

Presented by Recreation Coordinator, Chrissy Meeds. The Promise Neighborhood Grant Project Director for the Paskenta Band of Nomlaki Indians approached the city with the offer of additional funding for the final round, for the City's Recreation Program. The proposed Agreement will provide funding in the amount of \$70,000 to the City's Recreation Program for the term of July 1, 2024, to June 30, 2025.

Councilor Hargens moved to approve agreement with the Paskenta Band of Nomlaki Indians for continuation of grant funds for the youth recreation and enrichment program. Councilor Valerio seconded the motion. **Ayes: Snow, Demo, Hargens, Lomeli, and Valerio. Absent: None. Abstain/Opposed: None. Motion was approved by a 5-0 vote**

16. Consideration of changing the City Council & Planning Commission meeting times.

Presented by City Manager, Brent Mesker. On behalf of City Council there has been a suggestion to change the City Council meeting start time from 6:30 p.m. to 5:30 p.m. Should a closed session be agendaized, in most cases, it would be scheduled for 5:00 p.m.

Councilor Demo would like for staff to verify with the planning commission that this time works for them as well.

City attorney, Collin, clarified that upon approval there would need to be an amendment to the ordinance to change the time of the meetings. As normal procedure there would be two readings and then the 30-day period after.

Mayor Snow stated he has been approached by community members that have an interest to attend council meetings, but the 6:30 pm time does not work for them. Also, it's in the best interest of staff due to them being off at 5:00 pm and having to wait until 6:30 pm for the meetings.

Brooke Smith-As part of the Planning Commission it really pushes it for her due to her job. The time change is not the greatest choice for her.

Councilor Demo moved to approve the time change for City Council meeting start time from 6:30 p.m. to 5:30 p.m. Councilor Valerio seconded the motion. **Ayes: Snow, Demo, Hargens, and Valerio. Absent: None. Abstain/Opposed: Lomeli. Motion was approved by a 4-1 vote, with consideration that this will go to Planning as well for approval.**

K. ITEMS PLACED ON THE AGENDA FROM THE FLOOR: None.

L. COMMUNICATIONS, CORRESPONDENCE, AND INFORMATION: None.

M. REPORTS FROM MAYOR AND COUNCIL MEMBERS: City Councilmembers will report on attendance at conferences/meetings reimbursed at City expense (Requirement of Assembly Bill 1234).

Demio: Announced he missed the Senior Center Meeting due to a doctor's appointment. The Senior Center will have an Ice Cream Social on August 23rd. The Corning Volunteer Fire Department will be cooking the Sunrise Breakfast for the Seniors at Corning High School on August 15th starting at 5:30 am.

Lomeli: Nothing to report, but she will have a meeting next week.

Hargens: Nothing to report.

Valerio: Tuesday Night Market will be on September 3rd from 5-8 pm on Solano St. Also, the 77th annual Olive Festival and Car/Tractor Show will be on Saturday October 12th from 8 am to 3 pm.

Snow: Nothing to report.

N. ADJOURNMENT: 7:12 pm.



Rubi Ordaz, City Clerk