



**CITY OF CORNING
JOINT SPECIAL CITY COUNCIL & PLANNING COMMISSION
ZOOM MEETING
Minutes**

**MONDAY, FEBRUARY 22, 2021
CITY COUNCIL CHAMBERS
794 THIRD STREET
CORNING, CA 96021**

Join Zoom Meeting

<https://zoom.us/j/9342948553>

Meeting ID: 934 294 8553;

or

Call 1-669-900-9128

A. CALL TO ORDER: 5:00 p.m.

B. ROLL CALL:

**Council: Dave Demo
Karen Burnett
Shelly Hargens
Chuy Valerio**

**Planning Commission: Frank Barron
Melodie Poisson
Brant Mesker
James Pendergraft
Diana Robertson**

Mayor: Robert Snow

Chairperson:

All members of the City Council were present except Councilors Demo and Hargens.

All members of the Planning Commission were present except Chairperson Robertson.

C. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, PRESENTATIONS:

1. Presentation of the City of Corning Opportunity Zone by 3CORE at 5:00 p.m.

A presentation on the City of Corning Opportunity Zone was presented by Marc Nemanic of 3CORE, Audrey Taylor from Chabin Concepts, and Thatch Moyle from Urban Scenarios.

2. Presentation on the Olive Grove Special Needs Supportive Housing Community Development at 5:30 p.m. or close thereafter.

Presentation was presented by the Project Developers.

H. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:

I. ADJOURNMENT!: 6:00 p.m.

Lisa M. Linnet, City Clerk



**CITY OF CORNING
CITY COUNCIL CLOSED SESSION MINUTES
TUESDAY, FEBRUARY 23, 2021
CITY COUNCIL CHAMBERS
794 THIRD STREET**

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.

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

B. ROLL CALL:

Council:

**Dave Demo
Karen Burnett
Shelly Hargens
Jose "Chuy" Valerio
Robert Snow**

Mayor:

All members of the City Council were present.

C. PUBLIC COMMENTS: None

D. REGULAR AGENDA:

1. CONFERENCE WITH REAL PROPERTY NEGOTIATOR PURSUANT TO GOVERNMENT CODE SECTION 54956.8:

(a) Property 1

- Property: Parking Lot; APN #: 071-135-005 (lots 17 & 18);
- Agency Negotiation: Kristina Miller
- Negotiating Parties: Parcel Owner
- Under Negotiation: Price

(b) Property 2

- Property: 071-131-001
- Agency Negotiation: Kristina Miller
- Negotiation Parties: Jeanne Atkin, Dean Atkin, and John Atkin
- Under Negotiation: Price

E. ADJOURN TO REGULARLY SCHEDULED CITY COUNCIL MEETING AND REPORT ON CLOSED SESSION: 6:30 p.m.

Mayor Snow stated that there was no reportable action.

Lisa M. Linnet, City Clerk



**CITY OF CORNING
CITY COUNCIL MINUTES
TUESDAY, FEBRUARY 23, 2021
CITY COUNCIL CHAMBERS
794 THIRD STREET**

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

B. ROLL CALL:

Council:

**Dave Demo
Karen Burnett
Shelly Hargens
Jose "Chuy" Valerio
Robert Snow**

Mayor:

All members of the City Council were present.

C. PLEDGE OF ALLEGIANCE: Led by the City Manager

THE CITY OF CORNING IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER

D. INVOCATION: Led by Councilor Burnett.

E. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, PRESENTATIONS: None,

F. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR: None

G. CONSENT AGENDA:

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 February 9, 2021 City Council Meeting with any necessary corrections.
3. February 17, 2021 Claim Warrant in the amount of \$326,181.79.
4. February 17, 2021 Business License Report.

Councilor Valerio moved to approve Consent Items 1-4; Councilor Burnett seconded the motion. **Ayes: Snow, Demo, Burnett, Hargens, and Valerio. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

H. ITEMS REMOVED FROM THE CONSENT AGENDA: None.

I. PUBLIC HEARINGS AND MEETINGS:

5. Public Hearing and action on request for Disposal Service CPI Rate Increase of 2.45%.

Presented by City Manager Kristina Miller who summarized the proposed Agreement and stated that the last rate increase was in July of 2019. The Public Hearing opened at 6:34 p.m. Councilor Demo asked about spillage/debris that blows out when wind is blowing, and garbage is dumped into the truck; requesting that the driver please pick up this debris. The Waste Management representative present stated that although they cannot control the weather, they can put a note on days of high winds to please clean up debris/garbage that blows out. With no further comments, the Public Hearing was closed at 6:39 p.m.

Councilor Demo moved to, having conducted the Public Hearing receiving comments, approve the proposed Disposal Service rate increase of 2.45% as shown on the rate schedule attached as Exhibit "C" to be effective March 1, 2021. Councilor Burnett seconded the motion. **Ayes: Snow, Demo, Burnett, Hargens, and Valerio. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

J. REGULAR AGENDA:

6. Adopt Resolution 02-23-2021-01, a Resolution adopting a portion of the California Citizen's Options for Public Safety (COPS) Grant coverage in the amount of \$10,901.

Presented by Police Chief Fears who stated that the funds would be utilized to fund a repeater that would be placed in the area of South Avenue where radio communications are not good. Councilor Demo moved to adopt Resolution 02-23-2021-01 accepting the funds through the Citizens' Option for Public Safety (COPS) Front-Line Law Enforcement Allocation Grant coverage monies in the amount of \$10,901 for the purchase of a new repeater and reprogramming of all department radios. Councilor Burnett seconded the motion. **Ayes: Snow, Demo, Burnett, Hargens, and Valerio. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

7. Presentation and Acceptance of the Annual City Audit for Fiscal Year ending June 30, 2020.

City Manager Kristina Miller stated that the current balance of the City's General Fund on June 30, 2020 was \$3,724,365; this equates to 8.09 months of operating expenditures based on reported fiscal year 2019-2020 expenditures. This represents a \$642,077 increase from June 30, 2019. CPA Don Reynolds was then introduced to present the audit highlighting on the following:

- Water/Sewer assets showed an increase over last year's balance;
- 2020 overall General Fund Revenues decreased just slightly from past year;
- The City budgeted for a \$100,000 deficit; came out \$600,000 ahead.
- Long term debt decreased from prior year by \$450,000.

Councilor Burnett moved to receive and accept the Annual Audit for Fiscal Year ending June 30, 2020; Councilor Valerio seconded the motion. **Ayes: Snow, Demo, Burnett, Hargens, and Valerio. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

8. Authorize payment for Invoice 21-206658-1 in the amount of \$12,002.50 under Task Order "A" to Armstrong Consultants, Inc. for the 2020 Airport Fence Project.

Presented by Public Works Consultant Robin Kampmann.

Councilor Burnett moved to authorize payment for Invoice 21-206658-01 in the amount of \$12,002.50 under Task Order "A" to Armstrong Consultants, Inc.; Councilor Demo seconded the motion. **Ayes: Snow, Demo, Burnett, Hargens, and Valerio. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

9. Approve Construction Payment Request #2 in the amount of \$50,551.20 to Arrow Fencing for the 2020 Corning Airport Fence Project.

Presented by Public Works Consultant Robin Kampmann.

Councilor Demo moved to approve Construction Payment Request #2 in the amount of \$50,551.20, less the 10% retention of \$5,055.12, and issue payment in the amount of \$45,496.08 from account 620-9195-3500 to Arrow Fencing for the 2020 Corning Airport Fence Project. Councilor Valerio seconded the motion. **Ayes: Snow, Demo, Burnett, Hargens, and Valerio. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

10. Adopt Resolution 02-23-2021-02 approving an application for funding and the execution of a Grant Agreement and any Amendments thereto from the 2020 Community Development Block Grant Program – Coronavirus Response Round 2 and 3 (CDBG-CV2 and CV3) NOFA dated December 18, 2020.

Presented by City Manager Kristina Miller who stated that she is asking Council to allocate \$200,000 to utility payment assistance for those financially impacted by the COVID-19 Pandemic which would include PG&E and Internet service as well as City water and sewer services. She stated that she is also asking to allocate \$81,839 to support infrastructure costs for the Red Bluff Homeless Navigation Center which the City could benefit from. She further stated if the City does not allocate funds, the funding would revert back to the State. She informed Council that the City will have 2 years to expend the funds. City Manager Miller further informed Council that if approved, a tremendous amount of Staff time will be spent on this and the City will be seeking a Consultant to manage this Grant.

Councilor Burnett moved to:

- Adopt Resolution 02-23-2021-02 approving an application for funding and the execution of a Grant Agreement and any Amendments thereto from the 2020 Community Development Block Grant Program – Coronavirus Response Round 2 and 3 (CDBG-CV2 & CV3) NOFA dated December 18, 2020; and
- Approve the Memorandum of Understanding between the County of Tehama and the City of Corning allocating \$81,839 to the Homeless Navigation Center; and
- Direct Staff to prepare the application in response to the release of the Notice of Funding Availability (NOFA) for CDBG-CV2 and CDBG-CV3 Funds for COVID-19 related activities such as, Utility Payment Assistance that benefit low and moderate income residents.

Councilor Valerio seconded the motion. **Ayes: Snow, Demo, Burnett, Hargens, and Valerio. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

11. Approve Assignment and Assumption Agreement with California PV Energy 2, LLC and SUNBEAM LEASECO, LLC IN RELATION TO SOLAR POWER PURCHASE AGREEMENT.

Presented by City Attorney Collin Bogener who stated that the Companies involved essentially want Sunbeam to act as a place holder on the Lease until the sales goes through and Silverado owns California PV Energy. At that time, three years from now, California PV Energy will become the Lessee again. The Lease itself will remain the same, and the City's responsibilities will not be altered by the Assignment.

Councilor Demo moved to approve the proposed Assignment and Assumption Agreement between the City and California PV Energy 2, LLC, and Sunbeam LeaseCo, LLC Associated with the Solar Power Purchase Agreement Dated December 3, 2015. Councilor Hargens seconded the motion. **Ayes: Snow, Demo, Burnett, Hargens, and Valerio. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

12. Annual Mid-Year Budget Review and General Discussion – FY 2020/2021.

Presented by City Manager Miller. She stated that the Fiscal Year 2020/21 Budget projected total revenues (excluding transfers) of \$13,854,927; General Fund Revenues (including Measure A) are expected to make up about 43.6% or \$6,046,600 of total revenues. The City Council maintains primary discretion over how the General Fund is expended. The remainder, about 54.9% or \$7,608,327 of revenues originate from sources other than General Fund Revenues and must be allocated (expended) for specific purposes such as Grant Funded Projects, Sewer, Water, and Street Maintenance, these are referred to as non-discretionary because the Council has little choice regarding how they are spent.

City Manager Miller stated that following the completed reviews of Department expenditure reports at the mid-year point (July 1 – January 31st) a handful of adjustments are proposed which she listed.

In summary, the total fund balance as of June 30, 2020 is \$2,416,846 for the General Fund and \$1,307,520 for the Measure A Fund. The total fund balance projected as of June 30, 2021 is \$1,582,248 for the General Fund and \$1,308,933 for the Measure A fund. These fund reserves are necessary to provide stability within the City during the next economic downturn. The City is in a much better fiscal condition because of Measure A Revenue and is at a point where it can begin as part of its strategic planning process to really focus its efforts on community improvements, while keeping in mind existing staffing and workload levels.

Councilor Demo moved to approve the proposed Budget Adjustments as described and receive the Mid-Year Budget Report as presented. Councilor Burnett seconded the motion. **Ayes: Snow, Demo, Burnett, Hargens, and Valerio. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

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).

Demo: Requested clarification on whether the City is allowed to have an alternate on Tehama County Transportation Commission (TCTC); he was informed that Staff will confirm that it is allowed.

Burnett: Reported that she had no meetings and provided information on First Five through the Library (First Five Tehama) stating she highly recommends their programs for children.

Hargens: Reported on her attendance at the Tripartite Board Zoom Meeting and stated it was very interesting.

Valerio: Stated he had nothing to report, the Chamber of Commerce Installation dinner is still on unless things change.

Snow: Reported on his attendance of the Zoom Meeting last night for the Opportunity Zone and the Olive Grove Permanent Housing Project.

N. ADJOURNMENT!: 7:30 p.m.

Lisa M. Linnet, City Clerk