



**CITY OF CORNING
CITY COUNCIL MEETING MINUTES
TUESDAY, FEBRUARY 9, 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: 6:30 p.m.

B. ROLL CALL:

Council: Dave Demo
Karen Burnett
Shelly Hargens
Jose "Chuy" Valerio
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 Burnett.

E. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, PRESENTATIONS:

1. **PROCLAMATION: February 2021 Teen Dating Violence and Prevention Month.** Maggie Michael, Empower Tehama Domestic Violence Victims Advocate was present to accept the Proclamation and inform the Council and Public of upcoming events.

2. **COVID-19 Update by City Manager.**

City Manager Kristina Miller updated the Council on the latest relating to the COVID-19 Round 2 & 3 funding, the FEMA Grant Funding changes, and the current case rates in Tehama County. Although it appears case rates are reducing, Tehama County remains in the Purple Tier. Tehama County Public Health is not clear if the rates have decreased due to a slow down in testing, or if the positive rate has actually reduced. She then provided information about COVID vaccinations and announced that the City will have a link on our webpage.

F. PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR: None.

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.

3. **Waive reading, except by title, of any Ordinance under consideration at this meeting for either introduction or passage, per Government Code Section 36934.**
4. **Waive the reading and approve the Minutes of the January 26, 2021 meeting with any necessary corrections.**
5. **February 3, 2021 Claim Warrant in the amount of \$361,893.79.**
6. **February 3, 2021 Business License Report.**
7. **January 2021 Wages & Salaries: \$383,393.37.**
8. **January 2021 Treasurer's Report.**
9. **January 2021 Building Permit Valuation Report in the amount of \$7,249,334.**
10. **January 2021 City of Corning Wastewater Operations Summary Report.**
11. **Adopt Resolution 02-09-2021-01 accepting the \$100,000 2020/2021 California Citizens Options for Public Safety Grant.**

12. Appoint Tony Cardenas as the Nuisance Abatement/Code Enforcement Hearing Officer.

Councilor Valerio moved to approve Consent Items 3-12; 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: None.

J. REGULAR AGENDA:

13. Authorize Staff to seek Requests for Proposals (RFP) for services to provide a Comprehensive User and Development Impact Fees Study.

Presented by City Manager Kristina Miller who stated that the Mitigation Fee Act governs the establishment and administration of Development Impact Fees paid by new development projects for public facilities needed to serve new development. She announced that this was a goal set for this year. City Manager Miller explained that City should periodically review and evaluate the Development Impact Fees and document the methodology supporting such fees to determine if they fairly reflect the cost of fees charged for each service, and if they reflect future infrastructure needs as a result of growth.

The last Nexus Study Report was performed in 2013 with the last comprehensive study being performed in 2005. The 2013 report described the anticipated growth for the next 20-year planning period, the infrastructure necessary to support that development, and the approximate cost of that infrastructure. She explained that this Study will also assist the City in Cost Recovery Policy Development for existing and potential Development Impact Fees. She further explained that optional is a Fee Study to provide an evaluation of other services typically provided by the City that currently have no associated fee or the fee amounts have not been evaluated in many years. Currently the City is not charging any fees for nuisance abatement that offsets cost of Staff time for enforcement. She explained that the City can always charge less than the cost for service but, cannot charge more than the cost of service.

Councilor Demo moved to authorize Staff to seek Requests for Proposals for Consultant Services to provide a Comprehensive User and Development Impact Fees Study for the development of a City Master Fees Schedule. Councilor Burnett seconded the motion. **Ayes: Snow, Demo, Burnett, Hargens, and Valerio. Absent/Abstain/Opposed: None. Motion was approved by a 5-0 vote.**

14. Consider approval of the proposed Addendum to Agreement with New Cingular Wireless PCS, LLC for Generator Ground Lease Space.

Presented by City Manager Miller who stated that Staff has negotiated an Addendum to the existing Agreement with Cingular Wireless PCS, LLC to increase the size of the Premises leased from the City to accommodate Tenant's needs for a 15' 5" x 40' and 12' x 26' area for a total of 932 square feet (existing is 620 square feet) to accommodate one Generac Standby diesel Generator for back-up power. By doing so, in the event of a power outage, the generator will provide back-up power to allow internet service to continue. The proposed Addendum provides the City with the following:

- Increases the existing rent paid to the City by \$2,200 per month and is subject to a 3% annual increase (previous rent was set at \$500/mo. with a 3% annual increase);
- Allows one additional five-year (5) renewal term, allowing the Agreement to extend to August 29, 2035 (Original Agreement Term is 30 years to August 2030);
- Increases the Tenant Commercial General Liability Insurance provided from \$2,500,000 to \$3,000,000 combined single limit for bodily injury or death/property damage arising out of any one occurrence; and

- The City may condition its approval of additional equipment on an increase in rent provided that any requested increase shall be reasonable and consistent with industry standards for similar installations in the same geographic area.

Councilor Burnett moved to approve the proposed Agreement with New Cingular Wireless PCS, LLC, as presented, and authorize the City Manager to sign the Agreement. Councilor Demo 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: Nothing.

Burnett: Attended the February 4, 2021 Executive Committee Meeting for the Tehama County Solid Waste Management Agency (JPA).

Hargens: Nothing.

Valerio: None.

Snow: None.

N. ADJOURNMENT!: 6:52 p.m.

Lisa M. Linnet, City Clerk