



**CITY OF CORNING
CITY COUNCIL MEETING AGENDA
TUESDAY, MARCH 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

C. **PLEDGE OF ALLEGIANCE:** Led by the City Manager.

D. **INVOCATION:** Led by Councilor Burnett.

E. **PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS, PRESENTATIONS:**

1. COVID-19 Update by City Manager.

F. **PUBLIC COMMENTS AND BUSINESS FROM THE FLOOR:** If there is anyone in the audience wishing to speak on items not already set on the Agenda, please come to the podium, and briefly identify the matter you wish to have placed on the Agenda. The Commission will then determine if such matter will be placed on the Agenda for this meeting, scheduled for a subsequent meeting, or recommend other appropriate action. If the matter is placed on tonight's Agenda, you will have the opportunity later in the meeting to return to the podium to discuss the issue. The law prohibits the Commission from taking formal action on the issue, however unless it is placed on the Agenda for a later meeting so that interested members of the public will have a chance to appear and speak on the subject.

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.

2. Waive reading, except by title, of any Ordinance under consideration at this meeting for either introduction or passage, per Government Code Section 36934.

3. Waive the reading and approve the Minutes of the following meetings with any necessary corrections:

a. February 22, 2021 Special Joint Meeting of the City Council and Planning Commission.

b. February 23, 2021 City Council Closed Session and Regular Meeting.

4. March 3, 2021 Claim Warrant in the amount of \$306,680.27.

5. March 3, 2021 Business License Report.

6. February 2021 Wages & Salaries: \$384,324.67.

7. February 2021 Treasurer's Report.

8. February 2021 Building Permit Valuation Report in the amount of \$1,838,845.

9. February 2021 City of Corning Wastewater Operations Summary Report.

H. **ITEMS REMOVED FROM THE CONSENT AGENDA:**

I. **PUBLIC HEARINGS AND MEETINGS:**

J. REGULAR AGENDA:

10. Request authorization for appropriation of \$3,167.87 from Police Department Speed Plate fund 071-9267-2116 to Miscellaneous Supplies fund 001-6150-2114 for purchase of ammunition.
11. Approve a new 5-year Agreement with Corning Junior Rodeo Association.

K. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:

L. COMMUNICATIONS, CORRESPONDENCE AND INFORMATION:

- 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:

Burnett:

Hargens:

Valerio:

Snow:

N. ADJOURNMENT!:

POSTED: FRIDAY, MARCH 5, 2021



**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**

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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**

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
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 overage 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 overage 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



MEMORANDUM

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: LORI SIMS
ACCOUNTING TECHNICIAN

DATE: March 3, 2021

SUBJECT: Cash Disbursement Detail Report for the
Tuesday March 9, 2021 Council Meeting

PROPOSED CASH DISBURSEMENTS FOR YOUR APPROVAL CONSIST OF THE FOLLOWING:

A.	Cash Disbursements	Ending 02-26-21	\$	93,708.54
B.	Payroll Disbursements	Ending 02-25-21	\$	130,043.63
C.	Cash Disbursements	Ending 03-03-21	\$	82,928.10

GRAND TOTAL \$ 306,680.27

REPORT.: Feb 26 21 Friday
 RUN....: Feb 26 21 Time: 11:24
 Run By.: LORI SIMS

CITY OF CORNING
 Cash Disbursement Detail Report
 Check Listing for 02-21 thru 02-21 Bank Account.: 1020

PAGE: 001
 ID #: PY-DP
 CTL.: COR

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
030649	02/24/21	MIN01	MINDSHARE	-460.00	1756u	Ck# 030649 Reversed
030727	02/23/21	ROD10	RODRIGUEZ, JESENIA	390.00	210216	REC INSTRUCTOR-REC
030728	02/24/21	BAS01	BASIC LABORATORY, INC	162.40	2101685	ProfServices Water Dept
030729	02/24/21	BDI00	BDI	181.72	950170708	MAT & SUPPLIES-MECH MAINT
030730	02/24/21	CRO05	CROSS PETROLEUM	1194.86	CL05463	VEH OP/MAINT-
030731	02/24/21	DEP12	DEPT OF JUSTICE	35.00	495645	PROF SVCS-POLICE
030732	02/24/21	ECO05	ECORP CONSULTING, INC.	1552.50	92482	PROF SVCS-PLANNING
030733	02/24/21	KNI00	KNIFE RIVER CONSTRUCTION	858.16	245102	A/C CITYWIDE-STR
030734	02/24/21	LNC01	LN CURTIS & SONS	332.48 3136.52	INV464175 INV464372	SAFETY ITEMS-FIRE EQUIP REPLAC-FIRE CAP REPLAC
			Check Total.....:	3469.00		
030735	02/24/21	NOR46	NOR CAL GARAGE DOOR	3600.00	15922	BLD MAINT-MECH MAINT
030736	02/24/21	PAT02	PATTERSON ELECTRIC, INC.	110.84	5793	BLD MAINT-POLICE
030737	02/24/21	PGE09	PG&E	205.10	210216	ELECT-STONEFOX L&L-21, D2
030738	02/24/21	PGE2A	PG&E	42.68	210216	ELECT-BLUE HERON CT
030739	02/24/21	PGE2B	PG&E	8950.15	210222	ELECT-WWTP
030740	02/24/21	RED15	RED TRUCK ROCK YARD, LLC	46.65	1236	LANDSCAPE MAINT-PARKS
030741	02/24/21	REY01	REYNOLDS, DONALD C.P.A	5500.00	28369	PROF SVCS-FINANCE
030742	02/24/21	SCH01	LES SCHWAB TIRE CENTER	999.80	611003845	VEH OP/MAINT-POLICE
030743	02/24/21	SCP00	SCP DISTRIBUTORS LLC	979.23	SN055407	MAT & SUPPLIES-WTR
030744	02/24/21	SIE06	SIERRA-SACRAMENTO VALLEY	336.00	210223	TRAINING/ED-FIRE
030745	02/24/21	SUN13	SUN RIDGE SYSTEMS, INC	15911.00	6385	RIMS MAINT-DISPATCH
030746	02/24/21	TEH08	COUNTY OF TEHAMA	6070.20	2021/2-18	ELECTIONS-CITY CLERK
030747	02/24/21	USA01	USA BLUE BOOK	1255.05	507843	MAT & SUPPLIES-WTR
030748	02/24/21	VER02	VERIZON WIRELESS	228.06	987242486	COMMUNICATIONS-DISPATCH
030749	02/24/21	WAL02	WALKER PRINTING	301.37	39339	PRINT/ADVERT-DISPATCH
030750	02/24/21	PGE2B	PG&E	234.61	7986969-9	SOLAR-WWTP
030751	02/24/21	QUI02	QUILL CORPORATION	16.15	13509525	OFFICE SUPPLIES-FIRE
030752	02/25/21	EMP03	EMPOWER TEHAMA	20853.50	12312020	EMPOWER TEHAMA-PROP 47 (2)
030753	02/25/21	INT01	INTERLAND BUSINESS SUPPLY	58.96	210222	OFFICE SUPPLIES-
030754	02/25/21	PGE01	PG&E	20087.86	210212	Electricity General City-
030755	02/25/21	WEB02	WEBSTER, WAYNE C.	210.00	210225	REC INSTRUCTOR-REC
030756	02/26/21	GAB00	GABBARD, BRYAN	210.00	210226	REC INSTRUCTOR-REC
030757	02/26/21	\A087	LLC ARISHTI	84.41	000C10201	MQ CUSTOMER REFUND FOR ARI0007
030758	02/26/21	\B079	KAREN BACQUET	30.20	000C10201	MQ CUSTOMER REFUND FOR BAC0006
030759	02/26/21	\C098	RAYMOND CANNY	12.08	000C10201	MQ CUSTOMER REFUND FOR CAN0012
			Cash Account Total.....:	93717.54		

REPORT.: Feb 26 21 Friday
RUN...: Feb 26 21 Time: 11:24
Run By.: LORI SIMS

CITY OF CORNING
Cash Disbursement Detail Report
Check Listing for 02-21 thru 02-21 Bank Account.: 1025

PAGE: 002
ID #: PY-DP
CTL.: COR

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
12351	02/25/21	HEA05	HEALTHIEST YOU	-9.00	C10210u Ck# 012351	Reversed
Cash Account Total.....:				-9.00		
Total Disbursements.....:				93708.54		
Cash Account Total.....:				.00		

REPORT.: Feb 26 21 Friday
 RUN....: Feb 26 21 Time: 11:24
 Run By.: LORI SIMS

CITY OF CORNING
 Cash Disbursement Detail Report - Payroll Vendor Payment(s)
 Check Listing for 02-21 thru 02-21 Bank Account.: 1025

PAGE: 003
 ID #: PY-DP
 CTL.: COR

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
12371	02/24/21	BAN03	POLICE OFFICER ASSOC.	325.00	C10224	POLICE OFFICER ASSOC
12372	02/24/21	CAL37	CALIFORNIA STATE DISBURSE	138.46	C10224	WITHHOLDING ORDER
12373	02/24/21	EDD01	EMPLOYMENT DEVELOPMENT	5138.34 1623.04	C10224 1C10224	STATE INCOME TAX SDI
Check Total.....:				6761.38		
12374	02/24/21	FED00	FEDERAL PAYROLL TAXES (EF	14118.39 16574.80 3876.36	C10224 1C10224 2C10224	FEDERAL INCOME TAX FICA MEDICARE
Check Total.....:				34569.55		
12375	02/24/21	ICM01	ICMA RETIREMENT TRUST-457	2149.05 185.00	C10224 1C10224	ICMA DEF. COMP ICMA DEF. COMP ER PD
Check Total.....:				2334.05		
12376	02/24/21	PERS1	PUBLIC EMPLOYEES RETIRE	24997.67	C10224	PERS PAYROLL REMITTANCE
12377	02/24/21	PERS4	Cal Pers 457 Def. Comp	2411.25 527.50	C10224 1C10224	PERS DEF. COMP. PERS DEF. COMP. ER P
Check Total.....:				2938.75		
12378	02/24/21	TEH16	TEHAMA COUNTY SHERIFF'S O	110.89	C10224	WageOrder F#20000149
12379	02/24/21	VAL06	VALIC	2241.26 232.50	C10224 1C10224	AIG VALIC P TAX AIG VALIC P TAX ER P
Check Total.....:				2473.76		
12380	02/25/21	AFL01	AMERICAN FAMILY LIFE	998.70 126.28	C10228 1C10228	AFLAC INS.PRE TAX AFLAC INS.AFTER TAX
Check Total.....:				1124.98		
12381	02/25/21	BLU02	BLUE SHIELD OF CALIFORNIA	17419.63	C10228	MEDICAL INSURANCE
12382	02/25/21	OEU01	OPERATING ENGINEERS #3	31274.00	C10228	MEDICAL INSURANCE
12383	02/25/21	OEU02	OPERATING ENG. (DUES)	396.00 792.00 567.00 767.00	C10228 1C10228 2C10228 3C10228	UNION DUES MGMNT UNION DUES POLICE UNION DUES DISPATCH UNION DUES-MISC
Check Total.....:				2522.00		
12384	02/25/21	PRI04	PRINCIPAL PLIC-SBD GRAND	1981.30 278.41 793.80	C10228 1C10228 2C10228	DENTAL INSURANCE VISION INSURANCE LIFE INSURANCE
Check Total.....:				3053.51		
Cash Account Total.....:				130043.63		
Total Disbursements.....:				130043.63		

REPORT.: Mar 03 21 Wednesday
 RUN....: Mar 03 21 Time: 14:01
 Run By.: LORI SIMS

CITY OF CORNING
 Cash Disbursement Detail Report
 Check Listing for 03-21 thru 03-21 Bank Account.: 1020

PAGE: 001
 ID #: PY-DP
 CTL.: COR

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
030760	03/01/21	CHI13	CHICO PRINCESS PARTIES, L	120.00	210301	REC INSTRUCTOR-REC
030761	03/01/21	COR07	CORBIN WILLITS SYSTEMS, I	699.44	000C103011	EQUIP MAINT-FINANCE
030762	03/01/21	COR09	CORNING CHAMBER OF COMM.	1000.00	000C103011	CngChamberComm. Economic
030763	03/01/21	DEM02	DEMO, DAVID LEWIS	104.70	000C103011	PROF SVCS-FIRE DEPT
030764	03/01/21	MOO07	MOORE & BOGENER, INC.	5525.00	000C103031	CONSULTING SVCS-LGL SVCS
030765	03/01/21	OCH01	OCHOA CLEANING	4520.73	000C103011	JANITORIAL SERVICES-
030766	03/01/21	PIT01	PITNEY BOWES	183.80	000C103011	Rents/Leases Finance Dept
030767	03/01/21	SCH16	SCHLERETH, DAYMON WAYNE	54.70	000C103011	PROF SVCS-FIRE DEPT
030768	03/01/21	BAS01	BASIC LABORATORY, INC	162.40	2101932	ProfServices Water Dept
030769	03/01/21	COR08	CORNING LUMBER CO INC	74.19	210225	MAT & SUPPLIES-
030770	03/01/21	COR11	CORNING SAFE & LOCK	36.64 110.05 23.17	0814 0817 0821	MAT & SUPPLIES-BLD MAINT BLD MAINT-SENIOR CENTER MAT & SUPPLIES-
			Check Total.....:	169.86		
030771	03/01/21	CRO05	CROSS PETROLEUM	53.11	1459352IN	VEH OP/MAINT-FIRE
030772	03/01/21	DEP03	DEPT OF TRANS/CAL TRANS	289.08	21007427	Equip.Maint. St&Trf Light
030773	03/01/21	I-500	I-5 RENTALS	2021.66	127025A	CAP REPLAC-SWR IMPROV
030774	03/01/21	INL01	INLAND BUSINESS SYSTEMS	144.05	IN1848069	COMMUNICATIONS-
030775	03/01/21	JOB01	JOB TRAINING CENTER	10136.71 3255.49	6708 6724	JOB TRAINING CTR-PROP 47 (2) JOB TRAINING CTR-PROP 47 (2)
			Check Total.....:	13392.20		
030776	03/01/21	LED00	LEDBETTER SERVICES	290.00	000432	EQUIP MAINT-FINANCE
030777	03/01/21	PGE2A	PG&E	31.14	210225	ELECT-CORNING COMMUNITY PARK
030778	03/01/21	PGE2B	PG&E	8175.92	210225	ELECT-WWTP
030779	03/01/21	RIV04	RIVER CITIES COUNSELING,	33093.75	746	COUNSELOR-PROP 47 CYCLE 2
030780	03/01/21	RON03	RON DUPRATT FORD	16.28	189770	VEH OP/MAINT-POLICE
030781	03/01/21	S&L00	S & L BREWER ENTERPRISES	250.00	21CORN02	K9 PROGRAM-POLICE
030782	03/01/21	SCH01	LES SCHWAB TIRE CENTER	184.38	611003852	VEH OP/MAINT-POLICE
030783	03/01/21	ULI00	ULINE	88.16	130239594	MAT & SUPPLIES-POLICE
030784	03/01/21	USA01	USA BLUE BOOK	1449.64	515328	MAT & SUPPLIES-WTR
030785	03/03/21	AIR00	AIRGAS USA, LLC	56.44	997813092	MAT & SUPPLIES-FIRE
030786	03/03/21	ATT02	AT&T	837.77	16084548	COMMUNICATIONS-
030787	03/03/21	ATT15	AT&T MOBILITY	726.56	210219	COMMUNICATIONS-
030788	03/03/21	COR02	CORNING OBSERVER	72.70	210318	COMMUNICATIONS-GEN CITY
030789	03/03/21	CRO05	CROSS PETROLEUM	913.97 1144.80 172.07 59.52	CL05808 CL05809 CL06165 CL06166	MAT & SUPPLIES- VEH OP/MAINT- VEH OP/MAINT-FIRE VEH OP/MAINT-BLD & SAFETY
			Check Total.....:	2290.36		
030790	03/03/21	DM001	DM-TECH	119.90	202103011	COMMUNICATIONS-GEN CITY
030791	03/03/21	ENG00	ENGINEERED FIRE SYSTEMS,	400.00	17291	PROF SVCS-BLD & SAFETY
030792	03/03/21	GAY02	GAYNOR TELESYSTEMS, INC	1350.00	INV000039	COMMUNICATIONS-GEN CITY
030793	03/03/21	LNCO1	LN CURTIS & SONS	167.01	INV467000	MAT & SUPPLIES-
030794	03/03/21	MCC07	MCCOY'S HARDWARE & SUPPLY	748.63	210227	MAT & SUPPLIES-
030795	03/03/21	MGT00	MGT OF AMERICA, INC.	550.00	39104	PROF SVCS-GEN CITY
030796	03/03/21	MIS01	MISSION LINEN SUPPLY	122.84 455.83 327.13 186.41 301.70	514174435 514174438 514174439 514199832 514241269	MAT & SUPPLIES- MAT & SUPPLIES- MAT & SUPPLIES- MAT & SUPPLIES-PARKS COVID 19-
			Check Total.....:	1393.91		
030797	03/03/21	NAP01	NAPA AUTO PARTS	703.37	210225	VEH OP/MAINT-

REPORT.: Mar 03 21 Wednesday
 RUN....: Mar 03 21 Time: 14:01
 Run By.: LORI SIMS

CITY OF CORNING
 Cash Disbursement Detail Report
 Check Listing for 03-21 thru 03-21 Bank Account.: 1020

PAGE: 002
 ID #: PY-DP
 CTL.: COR

Check Number	Check Date	Vendor Number	Name	Net Amount	Invoice #	Description
030798	03/03/21	PGE2A	PG&E	192.07	210301	ELECT-MCDONALD, CASSANDRA, SALADO L&L & TOOMES AVE
				58.45	210301A	ELECT-MARTINI PLAZA
			Check Total.....:	250.52		
030799	03/03/21	TH001	THOMES CREEK ROCK CO	838.64	210303	MAT & SUPPLIES-
030800	03/03/21	VAL04	VALLEY TRUCK & TRACTOR CO	255.40	1062053	MAT & SUPPLIES-PARKS
030801	03/03/21	COR02	CORNING OBSERVER	72.70	210204	BOOKS/PERIODIS-LIBRARY
			Cash Account Total.....:	82928.10		
			Total Disbursements.....:	82928.10		

Date.: Mar 3, 2021
Time.: 2:11 pm
Run by: LORI SIMS

CITY OF CORNING
NEW BUSINESSES FOR CITY COUNCIL

Page.: 1
List.: NEWB
Group: WTFMBM

Business Name	Address	CITY/STATE/ZIP	Business Desc	Bus Start Date
CHARGED UP ENERGY	5901 W CENTURY BLVD	LOS ANGELES, CA 90045	SOLAR INSTALLER	02/26/21
OMA BY AURELIA	1522 MARIN ST	CORNING, CA 96021	MACERATED OILS. HAIR & FACE SERUMS.	02/23/21
VALLEY BROS LANDSCAP	617 ALMOND ST	CORNING, CA 96021	DUMP RUNS & GENERAL YARD MAINTENANCE	02/23/21

CITY OF CORNING
TREASURER'S REPORT
FEBRUARY 2021

<u>AGENCY</u>		<u>BALANCE</u>	<u>RATE</u>
Local Agency Investment Fund	\$	8,060,617.40	0.63%

Respectfully submitted:

Laura L. Calkins
City Treasurer



Permit Report

02/01/2021 - 02/28/2021

Permit #	Permit Date	Permit Type	Owner Name	Applicant Name	PROJECT ADDRESS	Primary Contractor	Project Cost
21062	2/26/2021	Solar	WALTERS, CARY & TRACY	Jose Balderas		Vivint Solar	20,944
21061	2/25/2021	Building	CITY OF CORNING ! CORPORATION YARD	A T & T GENERAL DYNAMICS	1106 BUTTE ST.		25,000
21060	2/25/2021		CITY OF CORNING ! CORPORATION YARD				0
21059	2/24/2021	Building	LINDSAY, BENNIE & DARLENE	BENNIE LINDSAY	393 LA MESA CT.		6,000
21058	2/22/2021	Solar	LARA, RICHARD E & LARA, CHRISTINA M	Ingrid Aguilar			10,000
21057	2/22/2021	Building		Gallaghers Plumbing, Heating & AC	838 yolo Street		6,750
21056	2/22/2021	Building		Gallaghers Plumbing, Heating & AC	838 Yolo Street		6,750
21055	2/22/2021	Building		Gallaghers Plumbing, Heating & AC	838 Yolo Street		6,750
21054	2/22/2021	Building		Gallaghers Plumbing, Heating & AC	838 Yolo Street		6,750
21053	2/22/2021	Building		Gallaghers Plumbing, Heating & AC	838 Yolo Street		6,750
21052	2/22/2021	Building		Gallaghers Plumbing, Heating & AC	838 Yolo Street		6,750
21051	2/22/2021	Building		Gallaghers Plumbing, Heating & AC	838 Yolo Street		6,750
21050	2/22/2021	Building		Gallaghers Plumbing, Heating & AC	838 Yolo Street		6,750
21049	2/22/2021	Building		Gallaghers Plumbing, Heating & AC	838 Yolo Street		6,750

21048	2/19/2021	Solar	MCKNIGHT, AL & MCKNIGHT, PERLA E	Sandra Melendez	1060 National Dr	Vivint Solar	5,632
21047	2/18/2021	Building	HOLTZINGER, MICHAEL D	Michael Holtzinger	1129 fourth ave		0
21046	2/17/2021	Building	LANGENDERFER, RONALD & LORENA	rollie waldow	229 marguerite ave		5,920
21045	2/17/2021	Building	ANTHONY, MICHAEL T ETAL	Rollie Waldow	618 first st.	Waldow Roofing	6,840
21044	2/16/2021	Building		FEE ESTIMATE ONLY	FEE ESTIMATE ONLY !!!		162,500
21043	2/16/2021	Building		FEE ESTIMATE ONLY	FEE ESTIMATE ONLY !!!		250,000
21042	2/16/2021	Roof		All Covered Roofing			2,856
21041	2/16/2021	Building		FEE ESTIMATE ONLY	FEE ESTIMATE ONLY !!!		312,500
21040	2/16/2021	Building		FEE ESTIMATE ONLY	FEE ESTIMATE ONLY !!!		187,625
21039	2/16/2021	Building		FEE ESTIMATE ONLY	FEE ESTIMATE ONLY !!!		201,375
21038	2/16/2021	Building		FEE ESTIMATE ONLY !!!	FEE ESTIMATE ONLY!!!		228,125
21037	2/16/2021	Electrical	V-LINE INC	Arvin Norouzi c/o American Tower	3655 Barham Ave., Corning, CA 96021		35,000
21036	2/16/2021	Solar	STEVENS, TRACY ETAL	Dusty Mosier	1780 NORTH ST.		13,200
21035	2/16/2021	Building	THURSTON, THERON A	Alton Thurston	602 HICKORY ST.		40,000
21034	2/16/2021	Electrical	Larry Chain	Mojave Electric Co.	826 Chestnut Street	Mojave Electric	2,500
21033	2/15/2021	Building	MANSOUR, ANTON ETAL TRS MANSOUR L/TR 05/10/2002	Jamie Casebeer	1515 HWY 99 W.		65,000
21032	2/11/2021	Demo	JONES, RICK B ETAL TRS JONES 2003 TRUST 12/4/03	WALBERG INC.	1401 solano st.	Walberg, Inc.	4,500
21031	2/11/2021	Building	STEVENS, TRACY ETAL	Travis Courange	1780 NORTH ST.		61,000
21030	2/10/2021	Tenant Improvement	DAHA INVESTMENTS	ERIC B. JOHNSTON CONSTRUCTION	975 state hwy 99w		74,567
21029	2/10/2021						0

21028	2/10/2021	Solar	KING, REBECCA A	Vivint Solar	1466 MARGUERITE AVE	Vivint Solar	12,716
21027	2/9/2021	Signs	CORNING CHEVRON, INC	ERIC ERNST			2,000
21026	2/8/2021	Demo	OLIVERA, MARCELO CASTILLO	MARCELO CASTILLO	1392 LINK ST.		500
21025	2/8/2021	Building	OLIVEIRA, JOHN ETAL	Gene Hubbard	PO BOX 3056	Accurate Home Services Inc.	2,000
21024	2/8/2021	Encroachment	OLIVEIRA, JOHN ETAL	Gene Hubbard	905 Butte Street	Accurate Home Services Inc.	2,000
21023	2/4/2021	Building	HERNANDEZ, JUAN ETAL	JOHN HERNANDEZ	1202 SOLANO ST.		11,595
21022	2/4/2021						0
21021	2/4/2021	Solar	SANTILLAN, DEONISIO	Esmeralda Andrade	1658 Herbert Avenue		18,700
21020	2/2/2021						0
21019	2/2/2021	Fence	PITKIN, BRENT A & HELEN M	Brent Pitkin	1262 Fig Lane		1,500
21018	2/2/2021	Fence	LAMB FAMILY TRUST 2/24/17	Teresa Lamb	606 Second Street		6,000

Total Records: 45

3/3/2021

Page: 1 of 1



CITY OF CORNIG WASTEWATER OPERATIONSSUMMARY REPORT FEBRUARY 2021

Below is a summary of the monthly operations report that will be available for review on March 2021.

- Completed monthly reports
- Attended weekly Covid-19 awareness meeting
- Held staff meeting to discuss facility operations and issues
- Held daily safety tailgate meetings
- Inspected eyewash stations and emergency showers
- Completed testing of chemical release sensors
- Calibrated SO3 analyzer
- Inspected all fire extinguishers
- Cleaned SO2 pump
- Exercised emergency generator
- Submitted ESMR/DMR report to Regional Board
- Completed monthly receiving water sampling and analysis.
- Completed monthly facility inspection

- Submitted annual report to Regional Board
- Submitted annual facility information in CERS
- Patterson Electric on site to install manual transfer switch
- Performed annual maintenance on lift station pumps and motors
- Performed annual calibration on lab balance
- Performed review of lock out- Tag out procedures
- Installed new heater in SO₂ storage room.
- Completed sewer line cleaning in section 10

FEBRUARY 2021

Effluent Flow Monthly Average= 651,500 GPD

**ITEM NO.: J-10
REQUEST APPROPRIATION OF
\$3,167.87 FROM POLICE
DEPARTMENT SPEED PLATES FUND
TO MISC. SUPPLIES FUND FOR
PURCHASE OF AMMUNITION.**

March 23, 2021

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

**FROM: KRISTINA MILLER, CITY MANAGER
JEREMIAH J. FEARS, POLICE CHIEF**

BACKGROUND:

In the 2020/2021 City Budget, \$13,000 was allocated in fund 071-9267-2116 for the purchase of Ballistic Speed Plates for the Corning Police Department. The Ballistic Speed Plates purchased cost \$1,640.93, leaving an excess balance of \$11,359.07 in this fund.

The Department will be sending two Officers that are Range Masters to Tactical Patrol Rifle Instructor Training; their attendance at this training will require additional rounds of ammunition. Therefore, the Corning Police Department would like to utilize \$3,167.87 of the remaining funds previously allocated for the purchase of Ballistic Speed Plates to purchase the needed ammunition.

Upon the return from Training, the Range Masters will then begin training all department patrol staff as required by California P.O.S.T. which also will require additional ammunition. If approved, this allocation for purchase of additional ammunition will also address the recent shortage of ammunition within the Department as well as ensure an adequate inventory for future trainings.

FINANCIAL:

Staff requests authorization to utilize \$3,167.87 from the remaining excess balance in fund 071-9267-2116 that was previously allocated for the purchase of the Ballistic Plates to purchase ammunition for the Police Department.

RECOMMENDATION:

MAYOR AND COUNCIL APPROVE THE APPROPRIATION OF FUNDS IN OF \$3,167.87 FROM POLICE DEPARTMENT SPEED PLATES FUND 071-9267-2116, TO MISC. SUPPLIES FUND 001-6150-2114 FOR THE PURCHASE OF AMMUNITION.

QUOTE #: 015362
DE #:000330 C 0013

Price Quote

QUOTE DATE:
02/22/2021

To: CORNING POLICE DEPT.



KYLEE STROING

774 THIRD ST.

CORNING, CA 96021

PHONE: (530) 824-7000 FAX:

Here are the requested prices:

PRICES ARE PER THOUSAND

QUANTITY	SYMBOL	DESCRIPTION	PRICE	EXTENSION
8.000	USA223R1KY	223 55gr. Full Metal Jacket	\$354.00	\$2,832.00

NOTES:

Hi Kylee,
Please see revised quote. Please let me know if you have any questions.

Brittany

SUBTOTAL:	\$2,832.00
TAX RATE: 7.750%	TAX*: \$219.48
SHIPPING:	\$116.39
TOTAL:	\$3,167.87

*IF YOU ARE IN CALIFORNIA OR WASHINGTON STATE, PLEASE ADD SALES TAX

*****FOR DROPSHIPS MINIMUM ORDER 5 FULL CASES*****

ITEM NO: J-11
APPROVE A NEW 5-YEAR
AGREEMENT WITH CORNING
JUNIOR RODEO ASSOCIATION
March 9, 2021

TO: HONORABLE MAYOR AND COUNCIL MEMBERS
FROM: KRISTINA MILLER, CITY MANAGER 
ROBIN KAMPMANN, PUBLIC WORKS CONSULTANT

SUMMARY:

The Corning Junior Rodeo Association leases the Rodeo grounds located at Clark Park. They have constructed and continue to maintain the Rodeo Grounds facilities. Their current agreement ends March 31, 2021 and is proposed to be extended for another five (5) years, through March 31, 2026.

BACKGROUND:

The Rodeo Association has always provided the City with Comprehensive Liability Coverage for the annual Junior Rodeo event in the amount of one (1) million dollars, naming the City of Corning as an additional insured. In addition, the same Liability Coverage is required for any other events being held at this venue.

All of Clark Park, including the Rodeo facilities, is insured through the City's membership in the Northern California Cities Self Insurance Fund, for the amount of \$10 million per occurrence. All City facilities are regularly inspected by City Staff, and periodically, by the Insurance Authority Safety Engineering Staff in order to ensure that the facilities are maintained hazard-free.

The previous Agreement with the Rodeo Association was approved by City Council on April 12, 2016 for a term of five (5) years; expiring on March 31, 2021. Under the terms of the existing Lease, the Lessee has the opportunity to renew this Lease by providing written notice to the City within 30-days of the Lease expiration, which has been provided (see attached letter from Nikki Alexander). Under the existing terms, any renewal of the Lease shall be negotiated with City, in writing, and signed by both parties.

RECOMMENDATION:

MAYOR AND COUNCIL APPROVE RENEWAL OF A 5-YEAR LEASE AGREEMENT BETWEEN THE CITY OF CORNING AND THE CORNING JUNIOR RODEO ASSOCIATION.

LEASE AGREEMENT

THIS LEASE AGREEMENT is made on April 1, 2021, and is by and between the **CITY OF CORNING**, a General Law City (hereinafter "Lessor and/or City") and the **CORNING JUNIOR RODEO ASSOCIATION**, (hereinafter "Lessee").

I. RECITALS:

WHEREAS the City is the owner of real property in the southeast part of the City of Corning which property is generally referred to as the Estil C. Clark Park;

WHEREAS on such property is located a baseball field, open space, a horse arena, and other facilities; the horse arena being the subject of this Lease;

WHEREAS the Lessee, as a Lessee, has previously used and improved the horse arena facilities thus making substantial capital improvements thereon;

WHEREAS the Lessee is involved in an educational and recreational program which is beneficial to our youth and the overall citizens of the City of Corning.

WHEREAS the City desires to continue to offer the benefits of the lease to Lessee, and to do so under the terms and conditions set forth herein.

II. AGREEMENT:

IT IS THEREFORE AGREED that City shall hereby continue to lease to Lessee the above described horse arena on the following terms and conditions:

1. Term.

The term of the Lease shall be for a period of five (5) years commencing April 1, 2021 and terminating on March 31, 2026.

2. Renewal of Lease.

At the end of the term of this Lease, Lessee shall have an opportunity to renew this Lease by providing written notice to City within 30-days of the expiration of the Lease term. Any renewal of this Lease shall be negotiated with City, in writing, and signed by the parties thereto.

3. Leased Premises and Improvements.

City is leasing to Lessee, and Lessee is leasing from the City the horse arena area shown in bold outline on the attached **EXHIBIT "A"**, hereinafter referred to as the "leased premises". In addition, Lessee may use the unsurfaced and adjacent surfaced area for parking of vehicles off-loading and loading of horses. Furthermore, Lessee may build, construct, or remodel the facilities of the horse arena, but prior to any such building, construction, or remodeling, Lessee shall first present to the Recreation Commission for review and recommendation to the City Council of the City of Corning written plans and proposals for such building, construction, or remodeling, and must obtain the approval of the City of Corning, and obtain a Building Permit issued for each such plan before beginning any building, construction, and remodeling. Any improvements made on the lease premises, affixed, or attached, shall remain on site and the property of City after expiration of the Lease term.

Any uses outside of the scoped of this Lease are not capable of creating a prescriptive right or otherwise modifying this Lease and is therefore not legally enforceable unless set forth in writing, signed by all parties and attached to this Lease.

4. Consideration for Lease.

The horse arena is leased to Lessee in consideration of the benefit to the public and citizens of the City, and the recreational and educational benefits to the public and citizens of the City. As further consideration for the Lease, Lessee agrees to maintain the corrals and other improvements at the leased premises at its sole cost, and to further construct capital improvements at Lessee's sole and absolute cost where necessary. Any challenge to this Lease as illegal under the California Government Code whether of merit or not, shall be grounds for City to terminate the lease on 30-days written notice to Lessee.

5. Use of Leased Premises and Utilities.

The horse arena is leased to Lessee for the purpose of horse shows, rodeo events, and other associated activities of the Corning Junior Rodeo Association. Lessee shall not use the premises for any unlawful purpose, taking into consideration laws, ordinances, and rules of Federal, State, County, and City entities. City shall not be responsible for furnishing any utilities or other facilities. However, at such points in the area where water is available, Lessee may use the same without fee. This Agreement creates an exclusive right in the Lessee to use and control the use of the premises throughout the entire term of the Lease subject only to the Lessee's obligation to make the premises available for City or City applicant's use upon reasonable advance notice.

6. No Ability to Encumber.

Lessee shall not encumber the leased premises, in any manner, for any purpose.

7. Indemnity, Defense and Hold Harmless.

Lessee shall indemnify, defend, and hold City, and the property of City, including said leased premises, free and harmless from any and all liability, claims, injuries, losses, damages, or expenses resulting from Lessee's, its guests or invitees occupation, use, and/or presence on the leased premises, specifically including, without limitation, any liability claim, loss, injury, damage, or expense arising by reason of the death or injury of any person or persons, or any damage to any property, whether the property belongs to City or some other person or entity.

8. Dangerous Activity/Condition.

LESSEE ACKNOWLEDGES THAT HORSE, BULL, AND/OR OTHER ANIMAL RIDING ACTIVITIES OF ALL KIND ARE INHERENTLY DANGEROUS ACTIVITIES. CITY HAS NO OBLIGATION TO WARN LESSEE OR LESSEE'S GUESTS AND/OR INVITEES OF THE INHERENT DANGERS OF HORSEBACK RIDING AND/OR HANDLING/RIDING OF RODEO ANIMALS. Lessee acknowledges this point and further acknowledges that Lessee must continue to educate users of the leased premises of the inherent dangers of horseback riding and handling of horses, bulls, and other rodeo animals prior to such use of the leased premises by gaining a signed acknowledgement by the user where of age, or his/her guardian where underage, before any use of the leased premises. Lessee is further contractually bound to promptly repair any dangerous condition on the leased premises or adequately warn of the condition to any user such that the warning ensures the end user will be made fully aware of the dangerous condition. Where a warning is issued of a dangerous condition, Lessee shall promptly begin repair of the condition or cease use of the leased premises until such repair can be made to ensure its safe use and occupation. Failure to meet the above stated obligations is considered a breach of this Agreement and negligence under California Law.

9. Insurance.

Lessee shall, for each activity or event conducted by it or authorized by it to be conducted on the premises, at Lessee's own cost and expense, secure and maintain a broad form comprehensive coverage of public liability insurance issued by an insurance company acceptable to City and authorized to issue liability insurance in California insuring Lessee and City against loss or liability caused by or connected with the occupation and use of the leased premises and any activity conducted thereon in a combined coverage amount of at least one million dollars (\$1,000,000) to cover death or injury to a person or persons and property damage. City shall be named as an additional insured on the Policy and Lessee shall provide City with a Certificate of Insurance verifying the required coverage within one week prior to any such scheduled activity or event. During the intervals between insured activities or events conducted on or authorized to be conducted on the premises by the Lessee, the City shall provide liability coverage for injuries or damage which may occur on the premises through its Northern California Self Insurance Fund (NCCSIF). Any policy of insurance secured for an event must be of sufficient duration to capture all uses, including parking, offloading of animals, arena use, and loading, which can extend beyond the actual planned event.

10. Clean and Sanitary Condition of Leased Premises.

At all times during the term of this Lease, or any extensions, Lessee shall maintain the leased premises and adjoining areas in a clean and sanitary condition. At the expiration of this Lease, or any extension thereof, Lessee shall vacate the leased premises and adjoining areas, and leave them in a clean and sanitary condition.

11. No Assignment.

Lessee shall not assign nor sublease its right or interest in this Lease or the leased premises, or adjoining areas, without the prior written consent of City. Under no circumstance is City obligated to consent to any proposed assignment or sublease.

12. Breach.

If the Lessee shall breach or commit a default under the Terms and Conditions of this Lease concerning any Term or Condition of this Lease, City shall have the right to terminate the Lease on 30 days written notice to the Lessee. Waiver of any breach or default by the City shall not constitute a waiver of any future breach or default. Upon any breach, City shall have the right to pursue all available remedies and damages under California Law.

IN WITNESS WHEREOF, this Agreement is executed at Corning, California on the date first above written.

**CORNING JUNIOR RODEO ASSOCIATION,
LESSEE**

**CITY OF CORNING,
LESSOR**

By: _____

By: _____
Robert E. Snow

Dated: _____

Dated: _____

**EXHIBIT "A" TO THE LEASE AGREEMENT MADE EFFECTIVE ON APRIL 1, 2021,
BY AND BETWEEN THE CITY OF CORNING, AND
THE CORNING JUNIOR RODEO ASSOCIATION.**

Aerial Image of Leased Premise

Corning Jr Rodeo Association

P.O. Box 133 Corning, Ca 96021

t: 530-520-8777

corningjrrodeo@hotmail.com

www.corningjrrodeo.com

February 21, 2021,

Public Works Director

City of Corning

794 3rd St.

Corning, Ca 96021

To Whom It May Concern,

The Corning Jr. Rodeo Association is requesting to renew the lease of the rodeo arena located at Clark Park. The previous lease agreement was for the period of 5 years, ending on March 31st, 2021.

I have read the lease agreement starting on April 1, 2016 and seek at this time to make no additions or subtractions.

Your attention to this proposition is greatly appreciated.

Sincerely,



Nikki Alexander

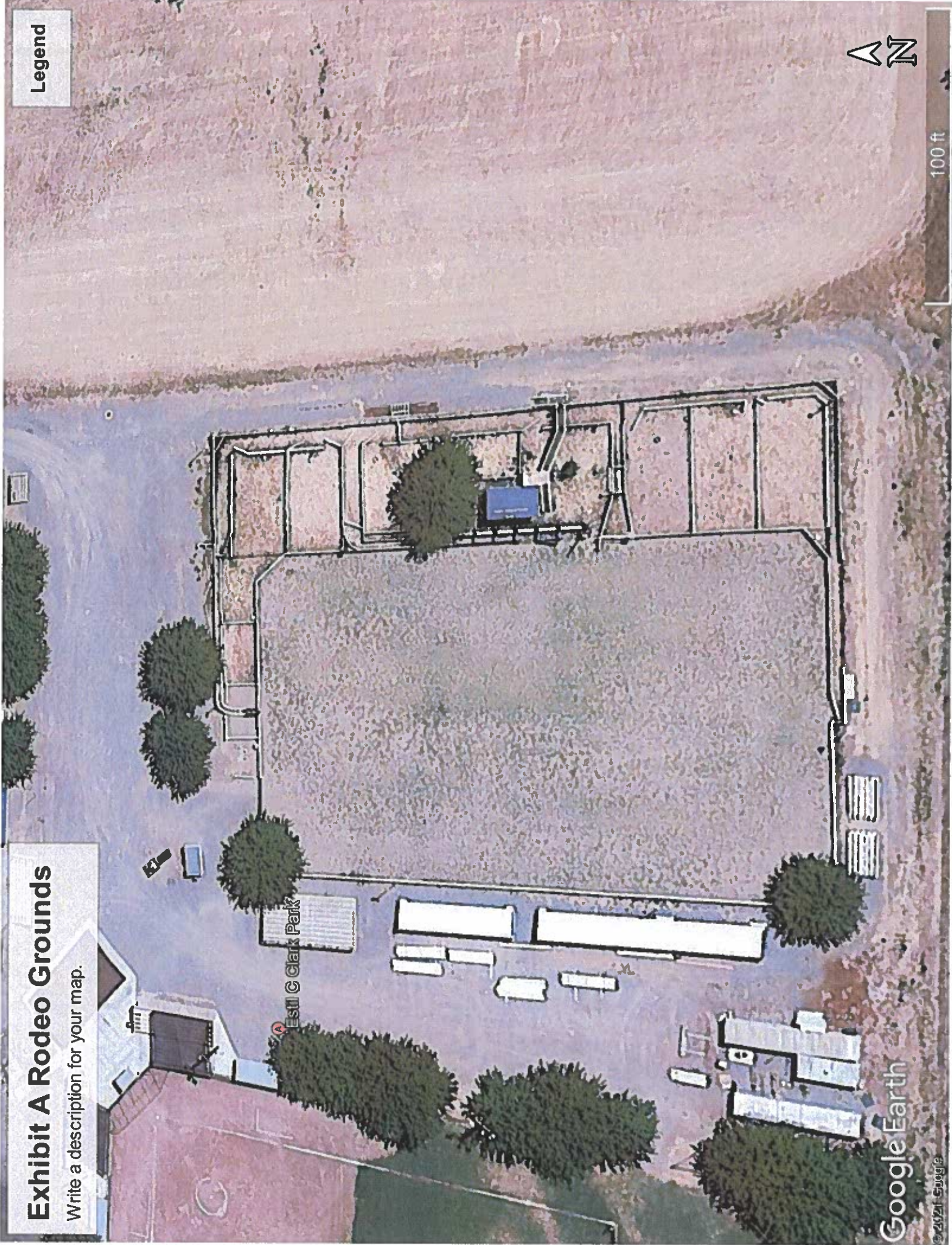
Secretary

Corning Jr. Rodeo Association

Exhibit A Rodeo Grounds

Write a description for your map.

Legend



Estil C Clark Park



100 ft

Google Earth

© 2021 Google