



**CITY OF CORNING  
SPECIAL CITY COUNCIL MEETING  
FEE SCHEDULE STUDY SESSION  
WEDNESDAY, FEBRUARY 28, 2024  
CITY COUNCIL CHAMBERS  
794 THIRD STREET**

The City of Corning welcomes you to our meetings, which are regularly scheduled for the second and fourth Tuesdays of each month. Your participation and interest are encouraged and appreciated.

In compliance with the Americans with Disabilities Act, the City of Corning will make available to members of the public any special assistance necessary to participate in this meeting. The public should contact the City Clerk's office (530/824-7033) to make such a request. Notification at least 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

**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: 3:30 p.m.**

**B. ROLL CALL:**

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

**Mayor: Robert Snow**

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:**

**D. REGULAR AGENDA:**

- 1. Study Session to review the Comprehensive Use Fee Study provided by Revenue Costs Specialists (RCS).**

**POSTED: TUESDAY, FEBRUARY 21, 2024**

ITEM NO.: D-1  
REVENUE COSTS SPECIALISTS'  
COMPREHENSIVE USER FEE  
STUDY

February 28, 2024

TO: CITY COUNCIL OF THE CITY OF CORNING

FROM: BRANT MESKER, CITY MANAGER   
LISA M. LINNET, ADMINISTRATIVE SERVICES MANAGER 

**SUMMARY:**

Revenue Costs Specialists completed the attached Comprehensive User Fee Study (User Fee Study) that will be presented. A second presentation will be scheduled for a future meeting to allow the City Council and members of the public time to ask questions, make recommendations, and fully comprehend the User Fee Study.

Imposing fees on new development and personal choice services that benefit an individual rather than the community at large recognizes current residents and businesses in Corning should not be responsible for the cost of expanding infrastructure to accommodate new development for personal and/or financial benefit. In other words, general fund dollars should not subsidize or fully subsidize a service that benefits an individual because doing so prevents those same funds from supporting community supported services that only taxes can pay for, such as Police, Fire, Parks, and Streets.

Ultimately, the Council can decide to adopt fee(s) lower than the actual cost of providing public services. The risk of such being the standard of infrastructure and General Fund service levels will decline over time and historically costs continue to increase. It can be anticipated that adjustments to the User Fee Study will be made, it is recommended that the City Council approve an annual cost of living adjustment so that future increases will be less significant.

**BACKGROUND:**

At the July 13, 2021, City Council meeting, the City Council approved an agreement with Revenue Cost Specialists to provide a Comprehensive User and Development Impact Fee Study. In July 2022, the Comprehensive User Fee Study was completed and on November 22, 2022, presented to City Council for the first time.

Planning fees were last approved in March 2005. Building Permit and Plan Check fees were last reviewed in May 2008. Periodically the City should review and evaluate fees and document the methodology supporting such fees to determine if they fairly reflect the cost of fees charged for each service and reflect on future infrastructure needs as a result of growth. By not doing so, more and more personal choice fees are subsidized by the General Fund leaving less money for Police, Fire, Streets, and other general fund expenses.

This link: <https://www.corning.org/cost-of-services-study/> will take you to the 270-page document that is located on the City of Corning Website that is Exhibit A for this Staff Report.

**RECOMMENDATION:**

**MAYOR AND COUNCIL**

- **RECEIVE THE PRESENTATION AND PROVIDE STAFF DIRECTION**