



**CITY OF CORNING
SPECIAL CLOSED MEETING SESSION**

**TUESDAY, APRIL 13, 2010
CITY COUNCIL CHAMBERS
794 THIRD STREET**

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

B. ROLL CALL:

Council:

Vacant

Ross Turner

Toni Parkins

John Leach

Mayor:

Gary Strack

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. ADJOURN TO CLOSED SESSION:

CONFERENCE WITH LABOR NEGOTIATOR PURSUANT TO SECTION 54957.6:

Agency Negotiator: William May, Labor Relations Consultant

**Management, Miscellaneous, Dispatch and Public Safety Employees
Bargaining Units**

D. RECONVENE REGULAR MEETING AND REPORT ON CLOSED SESSION: 7:30 p.m.



**CITY OF CORNING
CITY COUNCIL AGENDA
TUESDAY, APRIL 13, 2010
CITY COUNCIL CHAMBERS
794 THIRD STREET**

E. PLEDGE OF ALLEGIANCE:

F. PROCLAMATIONS, RECOGNITION'S, APPOINTMENTS, PRESENTATIONS:

- 1. Proclamation: Public Safety Telecommunications Week, April 11 – 17, 2010.** Chief Tony Cardenas on behalf of the Police Department Dispatchers and Chief Martin Spannaus on behalf of the Fire Dispatchers will be present to accept the Proclamation.
- 2. Proclamation: April 24, 2010 as General Federation of Women's Clubs Federation Day in the City of Corning and acknowledgement of the 100th Anniversary of the Corning Maywood Women's Clubhouse.** Club President Linda Lima and members of the Maywood Women's Club will be present to accept the Proclamation.

3. **Proclamation: April 2010 "Child Abuse Prevention Month in the City of Corning.** LaVonne Fawver, Tehama County Child Abuse Prevention Council, Coordinator will be present to accept the Proclamation.

G. **BUSINESS FROM THE FLOOR:** If there is anyone in the audience wanting to speak on an item not already on tonight's Agenda, please come to the podium, identify yourself and briefly present your information to the Council. If an item is already on the agenda, please wait until that item comes up for discussion and then obtain the Mayor's attention so you will be allowed to speak. **A three-minute time limit will apply unless the Council makes an exception due to special circumstances.** If your matter will require more time or formal action by the Council, the law requires that it be placed on the printed Agenda for a future meeting so that interested members of the public will have the chance to appear and speak on the subject.

H. **CONSENT AGENDA:** It is recommended that items listed on the Consent Agenda be acted on simultaneously unless a Councilmember or members of the audience requests separate discussion and/or action.

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

5. **April 7, 2010 Claim Warrant - \$380,977.26.**

6. **April 7, 2010 Business License Report.**

7. **March 2010 Wages and Salaries - \$343,759.22.**

8. **March 2010 – Treasurer's Report.**

9. **March 2010 Building Permit Valuation - \$97,441.99.**

10. **City of Corning Wastewater Operation Summary Report – March 2010.**

11. **Waive Recreational Use Fee for the 3rd Annual Westside American Legion Fundraiser.**

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

J. **PUBLIC HEARINGS AND MEETINGS:** Any person may speak on items scheduled for hearing at the time the Mayor declares the Hearing open. **ALL LEGAL NOTICES PUBLISHED IN ACCORDANCE WITH LAW.**

K. **REGULAR AGENDA:**

12. **Public Invitation to attend the Saturday, May 15th Airport Re-Dedication Event and acknowledgement of \$1,000 donation from Wadell Engineering Corporation for Re-Dedication Event.**

13. **Comprehensive Economic Development Strategy (CEDS) 2010-2015 Five-Year CEDS Plan Update: Establish priority projects to be included in the 3CORE Economic Development District's Comprehensive Economic Development Strategy.**

14. **Approve Purchase Agreement to sell a portion of City owned property at 1558 Houghton Avenue, consider Optional Agreement for the City to purchase property at 1485 Toomes Avenue and authorize the Mayor to:**

- a. Sign Residential Purchase Agreement for the sale of a portion of the property located at 1558 Houghton Avenue, and
 - b. Sign the Optional Agreement for the City to purchase the property located at 1485 Toomes Avenue.
- 15. Policy Statement Regarding Public Works Department Removal of Curbside Prunings, Clippings, and Bulky Items.
- 16. Request to Reduce Day Use Fees for Yost Park Ballfield.
- 17. City Program Reductions Needed to Balance the Budget.
- L. ITEMS PLACED ON THE AGENDA FROM THE FLOOR:
- M. COMMUNICATIONS, CORRESPONDENCE AND INFORMATION:
- N. REPORTS FROM MAYOR AND COUNCIL MEMBERS:
 - 18. Turner:
 - 19. Parkins:
 - 20. Leach:
 - 21. Strack:
- O. ADJOURNMENT!:

POSTED: THURSDAY, APRIL 7, 2010

PROCLAMATION

PUBLIC SAFETY TELECOMMUNICATIONS WEEK APRIL 11, 2010 THROUGH APRIL 17, 2010

WHEREAS, emergencies can occur in the City of Corning at any time that require police and fire services; and

WHEREAS, when these emergencies occur, the prompt response of Law Enforcement Officers and Firefighters is critical to the protection of life and property; and

WHEREAS, the safety of our Law Enforcement Officers and Firefighters is dependent upon the quality and accuracy of the information obtained from citizens using 9-1-1; and

WHEREAS, the City of Corning Dispatchers are the critical first contact for citizens who need emergency services; and

WHEREAS, City of Corning Dispatchers are the vital link for Police Officers and Firefighters through monitoring their activities by radio, providing them information and insuring their safety; and

WHEREAS, each City of Corning Dispatcher has exhibited compassion, understanding, and professionalism during the performance of their duties in the past year;

NOW, THEREFORE, I, GARY R. STRACK, AS MAYOR OF THE CITY OF CORNING, DECLARE THE WEEK OF APRIL 11, 2010 THROUGH APRIL 17, 2010 AS NATIONAL TELECOMMUNICATIONS WEEK IN THE CITY OF CORNING in honor of the men and women whose diligence and professionalism help keep our City and Citizens safe.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Corning to be affixed this 13th day of April 2010.

Gary R. Strack, Mayor

ATTEST:

Lisa M. Linnet, City Clerk

PROCLAMATION
APRIL 24, 2010
GENERAL FEDERATION OF WOMEN'S CLUBS
FEDERATION DAY
IN THE
CITY OF CORNING

WHEREAS, the General Federation of Women's Clubs (GFWC) was organized on April 24, 1890, and duly chartered by President William McKinley and the United States Congress on March 2, 1901; and

WHEREAS, the General Federation of Women's Clubs is one of the world's largest and oldest non-denominational women's volunteer service organizations with members in fifty states, the District of Columbia, Puerto Rico and twenty countries; and

WHEREAS, the GFWC provides opportunities to develop personal leadership skills, study issues and educate the public, commemorate women's history, and participate in constructive public service continuing the commitment to community improvement; and

WHEREAS, our Maywood Woman's Club of Corning, the oldest Club in the Shasta District of the California Federation of Women's Clubs, provides an excellent example of the contributions made by other Women's Clubs. Since the Maywood Woman's Clubs founding on September 27, 1898, the Club has been active in the women's suffrage movement, the planning and fund raising to build and furnish Woodson Park with trees, tables and swing sets, the founding of the Maywood Colony Library, and by 1908 had formed the Corning Library Association which helped bring the Carnegie Library to the Community. In 1903 the Club tackled the need for Corning's first High School followed by their leadership in the successful Bond Issue to build the Grammer School and later to build our current High School; and

WHEREAS, the example set by Maywood Woman's Club should be heeded by all Community Service Clubs as an example of the important leadership contributions made by local Woman's Clubs in their Communities; and

WHEREAS, the Maywood Women's Club will celebrate the 100th anniversary of the Maywood Women's Club Clubhouse (1910 - 2010) on April 10, 2010, and the General Federation of Women's Clubs in all communities will celebrate April 24, 2010 as GFWC Federation Day commemorating more than a century of volunteer service to their communities.

NOW, THEREFORE I, GARY R. STRACK, AS MAYOR OF THE CITY OF CORNING, DO HEREBY PROCLAIM APRIL 24, 2010 AS GENERAL FEDERATION OF WOMEN'S CLUBS FEDERATION DAY IN THE CITY OF CORNING IN HONOR OF THE MAYWOOD WOMEN'S CLUB MEMBERS, THE SHASTA DISTRICT OF THE CALIFORNIA FEDERATION OF WOMEN'S CLUBS AND ITS MEMBERS FOR THEIR CONTRIBUTION IN DEVELOPING BOTH THE PHYSICAL ASPECTS OF OUR COMMUNITIES AND THE "SENSE OF COMMUNITY" THAT MAKES EACH UNIQUE.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Corning to be affixed this 13th day of April 2010.

Gary R. Strack, Mayor

PROCLAMATION
APRIL 2010
CHILD ABUSE PREVENTION MONTH

WHEREAS, the future of Corning will be shaped by our most valuable, precious resource, our children; and

WHEREAS, the majority of child abuse cases stem from situations and conditions that are preventable in engaged and supportive communities; and

WHEREAS, every child is entitled to be loved, cared for, nurtured, feel secure and be free from verbal, sexual, emotional and physical abuse, and neglect; and

WHEREAS, during the month of April, citizens throughout the State and Nation are observing **CHILD ABUSE PREVENTION MONTH** in order to focus attention on the special needs of our children; and

WHEREAS, dedicated volunteers and professionals' throughout Corning and the Country are committed to child abuse prevention and treatment programs for children and their families.

NOW, THEREFORE I, GARY R. STRACK, AS MAYOR OF THE CITY OF CORNING, DO HEREBY PROCLAIM THE MONTH OF APRIL 2010 AS CHILD ABUSE PREVENTION MONTH IN CORNING, and urge the Community to join in the effort to eliminate the devastating effects of Child Abuse.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the *Great Seal* of the City of Corning to be affixed this 14th day of April 2010.

GARY R. STRACK, MAYOR



MEMORANDUM

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: LORI SIMS
ACCOUNTING TECHNICIAN

DATE: April 7, 2010

SUBJECT: Cash Disbursement Detail Report for the
Tuesday, April 13, 2010 Council Meeting

PROPOSED CASH DISBURSEMENTS FOR YOUR APPROVAL CONSIST OF THE FOLLOWING:

A.	Cash Disbursements	Ending	03-31-10	\$	37,765.14
B.	Payroll Disbursements	Ending	03-25-10	\$	82,800.74
C.	Cash Disbursements	Ending	04-06-10	\$	210,309.79
D.	Cash Disbursements	Ending	04-07-10	\$	6,130.16
E.	Payroll Disbursements	Ending	04-07-10	\$	43,971.43
GRAND TOTAL				\$	<u>380,977.26</u>

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
010317	03/18/10	PET03	PETTY CASH	281.51	.00	281.51	100318	PETTY CASH-
010318	03/19/10	ALL01	ALLISON, MELVIN	150.00	.00	150.00	100319	CADET PROGRAM-POLICE
010319	03/22/10	JOB02	JOBE, WAYNE	131.00	.00	131.00	100322	BLD MAINT-AIRPORT
010320	03/24/10	AIR00	AIRGAS NCN	104.43	.00	104.43	102146309	MAT & SUPPLIES-FIRE
010321	03/24/10	ATT13	AT&T	721.56	.00	721.56	100311	COMMUNICATIONS-
010322	03/24/10	BAS01	BASIC LABORATORY, INC	86.00	.00	86.00	1002647	ProfServices Water Dept
010323	03/24/10	BOY00	BOYLE PLUMBING & DRAIN CL	143.75	.00	143.75	54027	BLD MAINT-TRANS FAC
010324	03/24/10	CAM02	CAMELLIA VALLEY SUPPLY	90.31	.00	90.31	0735850	MAT & SUPPLIES-WTR
				439.58	.00	439.58	0736408	MAT & SUPPLIES-WTR
				154.97	.00	154.97	0737051	MAT & SUPPLIES-WTR
				12.54	.00	12.54	0736408-1	MAT & SUPPLIES-WTR
			Check Total.....	697.40	.00	697.40		
010325	03/24/10	COM01	COMPUTER LOGISTICS, INC	116.67	.00	116.67	48108	COMMUNICATIONS-POLICE
010326	03/24/10	COR23	CORNING CARPET STORE	317.38	.00	317.38	005145	BLD MAINT-AIRPORT
010327	03/24/10	DEP12	DEPT OF JUSTICE	17.00	.00	17.00	783613	PROF SVCS-POLICE
010328	03/24/10	DIS01	DISCOUNT DISPOSABLES	102.84	.00	102.84	95964	SAFETY ITEMS-POLICE
010329	03/24/10	FED01	FEDERAL EXPRESS	14.89	.00	14.89	702741324	MAT & SUPPLIES-ADMIN
010330	03/24/10	HOL04	HOLIDAY MARKET #32	38.50	.00	38.50	34418	Mat/Supplies BuildingMain
010331	03/24/10	HUP00	HUPP NEON LLC	900.24	.00	900.24	10601	MARQUEE-RODGERS THEATRE
010332	03/24/10	JOH06	JOHNSON'S TURBO CLEAN	792.87	.00	792.87	3057	MAT & SUPPLIES-BLD MAINT
010333	03/24/10	LIE01	LIEBERT CASSIDY WHITMORE	5504.91	.00	5504.91	114105	PROF SVCS-LGL SVCS
010334	03/24/10	LIN02	LINNETS TIRE SHOP	20.00	.00	20.00	51901	Veh Opr/Maint-
010335	03/24/10	NEX02	NEXTEL	336.45	.00	336.45	086319100	COMMUNICATIONS-POLICE
010336	03/24/10	NOR31	NORM'S PRINTING	73.07	.00	73.07	008086	PRINTING/ADV-POLICE
010337	03/24/10	OFF01	OFFICE DEPOT	186.49	.00	186.49	512954295	Office Supplies Policedis
010338	03/24/10	REX01	REXEL INC.	370.79	.00	370.79	800932387	MAT & SUPPLIES-WTR

REPORT: Mar 31 10 Wednesday
 RUN: Mar 31 10 Time: 12:05
 Run By: LORI

CITY OF CORNING
 Cash Disbursement Detail Report
 Check Listing for 03-10 Bank Account: 1020

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

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
010339	03/24/10	REY01	REYNOLDS, DONALD C.P.A	2450.00	.00	2450.00	23281	PROF SVCS-FINANCE
				600.00	.00	600.00	23282	PROF SVCS-FINANCE
			Check Total.....	3050.00	.00	3050.00		
010340	03/24/10	VAL01	VALLEY INDUSTRIAL COMM.	15.00	.00	15.00	218665	COMMUNICATIONS-FIRE
				15.00	.00	15.00	218670	COMMUNICATIONS-FIRE
			Check Total.....	30.00	.00	30.00		
010341	03/24/10	WAR05	WARREN, DANA KARL	180.50	.00	180.50	100324	REC INSTRUCT-REC
010342	03/29/10	BAS01	BASIC LABORATORY, INC	86.00	.00	86.00	1002881	ProfServices Water Dept
010343	03/29/10	COR11	CORNING SAFE & LOCK	17.27	.00	17.27	2731	BLD MAINT-PARKS
010344	03/29/10	COR12	CORNING FORD MERCURY, INC	436.16	.00	436.16	122432	Veh Opr/Maint-POLICE
010345	03/29/10	COR22	CORNING MEDICAL ASSOC	211.50	.00	211.50	100225	Emp Physicals-FIRE
010346	03/29/10	COR33	CORNING VETERAN'S HALL	12.00	.00	12.00	428977	MAT & SUPPLIES-REC
010347	03/29/10	DEP03	DEPT OF TRANS/CAL TRANS	484.72	.00	484.72	02013094	Equip.Maint. St&Trf Light
010348	03/29/10	DEP12	DEPT OF JUSTICE	35.00	.00	35.00	783653	PROF SVCS-POLICE
010349	03/29/10	MGT00	MGT OF AMERICA, INC.	750.00	.00	750.00	18739	PROF SVCS-FINANCE
010350	03/29/10	MID05	MID-VALLEY VETERINARY HOS	70.00	.00	70.00	111418	SPAY/NEUTER VOUCHER PROGR
010351	03/29/10	MIL11	MILL CREEK VETERINARY	70.00	.00	70.00	49961	SPAY/NEUTER VOUCHER PROGR
010352	03/29/10	NOR01	NORTH VALLEY BARRICADE	64.95	.00	64.95	13103	SAFETY ITEMS-PW ADMIN
010353	03/29/10	PAC16	PACIFIC TELEMANAGEMENT SE	38.00	.00	38.00	184486	COMMUNICATIONS-GEN CITY
010354	03/29/10	PGE04	PG&E	136.81	.00	136.81	100318	ELECT-TRANS FAC (SUITE A)
010355	03/29/10	PGE2A	PG&E	49.77	.00	49.77	100319	ELECT-BLUE HERON CT
010356	03/29/10	PRI04	PRINCIPAL	212.22	.00	212.22	100331	DENTAL & VISION INSURANCE
010357	03/29/10	USB01	US BANCORP	868.98	.00	868.98	147446264	Rents/Leases-GEN CITY
010358	03/29/10	WES02	WESTERN BUSINESS PRODUCTS	39.97	.00	39.97	023011	Equip.Maint.-FIRE
010359	03/30/10	NAP01	NAPA AUTO PARTS	58.92	.00	58.92	100323	Veh Opr/Maint-
010360	03/30/10	OFF01	OFFICE DEPOT	17.31	.00	17.31	119931483	Office Supplies PoliceDis

REPORT.: Mar 31 10 Wednesday
 RUN . . . : Mar 31 10 Time: 12:05
 Run By.: LORI

CITY OF CORNING

Cash Disbursement Detail Report
 Check Listing for 03-10 Bank Account.: 1020

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

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
010361	03/30/10	WAT02	WATSON, THOMAS J.	132.00	.00	132.00	100330	PROF SVCS-POLICE
010362	03/31/10	DEP03	DEPT OF TRANS/CAL TRANS	97.32	.00	97.32	187521	Equip.Maint. St&Trf Light
010363	03/31/10	HOL04	HOLIDAY MARKET #32	13.96	.00	13.96	36777	Mat/Supplies BuildingMain
010364	03/31/10	MCC01	MCCOY'S HARDWARE & SUPPLY	374.49	.00	374.49	100325	MAT & SUPPLIES-
010365	03/31/10	PGE01	PG&E	19019.85	.00	19019.85	100319	Electricity General City-
010366	03/31/10	PRI03	PRICE'S PHARMACY	14.15	.00	14.15	100325	SAFETY ITEMS-PW ADMIN
010367	03/31/10	QUI02	QUILL CORPORATION	85.54	.00	85.54	4360011	Office Supplies-

Cash Account Total.....: 37765.14 .00 37765.14
 Total Disbursements.....: 37765.14 .00 37765.14

Cash Account Total.....: .00 .00 .00

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Description	Payment Information
4430	03/23/10	BAN03	POLICE OFFICER ASSOC.	350.00	.00	350.00	B00323	POLICE OFFICER ASSOC	
4431	03/23/10	CAL37	CALIFORNIA STATE DISBURSE	138.46	.00	138.46	B00323	WITHHOLDING ORDER	
4432	03/23/10	EDD01	EMPLOYMENT DEVELOPMENT	4524.11	.00	4524.11	B00323	STATE INCOME TAX	
				1208.15	.00	1208.15	1B00323	SDI	
			Check Total.....	5732.26	.00	5732.26			
4433	03/23/10	ICM01	ICMA RETIREMENT TRUST-457	275.00	.00	275.00	B00323	ICMA DEF. COMP	
4434	03/23/10	OEU03	OPERATING ENGINEERS	625.00	.00	625.00	B00323	CREDIT UNION SAVINGS	
4435	03/23/10	PERS1	PUBLIC EMPLOYEES RETIRE	28012.45	.00	28012.45	B00323	PERS PAYROLL REMITTANCE	
4436	03/23/10	PERS4	Cal Pers 457 Def. Comp	225.00	.00	225.00	B00323	PERS DEF. COMP.	
4437	03/23/10	PRE03	PREMIER WEST BANK	7992.69	.00	7992.69	B00323	HSA DEDUCTIBLE	
4438	03/23/10	STA04	STATE OF CALIFORNIA	550.00	.00	550.00	B00323	WAGEASN 1107012828	
4439	03/23/10	VAL06	VALIC	1025.00	.00	1025.00	B00323	AIG VALIC P TAX	
4440	03/25/10	AFL01	AMERICAN FAMILY LIFE	1760.44	.00	1760.44	B00331	AFLAC INS.PRE TAX	
				101.74	.00	101.74	1B00331	AFLAC INS.AFTER TAX	
			Check Total.....	1862.18	.00	1862.18			
4441	03/25/10	BLU02	BLUE SHIELD OF CALIFORNIA	20387.00	.00	20387.00	B00331	MEDICAL INSURANCE	
4442	03/25/10	CIT01	CITY OF CORNING	6.00	.00	6.00	B00331	CHGS FOR WAGE ATCHMT	
4443	03/25/10	OEU01	OPERATING ENGINEERS #3	8827.00	.00	8827.00	B00331	MEDICAL INSURANCE	
4444	03/25/10	OEU02	OPERATING ENG. (DUES)	225.00	.00	225.00	B00331	UNION DUES MGMNT	
				572.00	.00	572.00	1B00331	UNION DUES POLICE	
				320.00	.00	320.00	2B00331	UNION DUES DISPATCH	
				560.00	.00	560.00	3B00331	UNION DUES-MISC	
			Check Total.....	1677.00	.00	1677.00			
4445	03/25/10	PRI04	PRINCIPAL	3326.69	.00	3326.69	B00331	DENTAL INSURANCE	
				613.01	.00	613.01	1B00331	VISION INSURANCE	
			Check Total.....	3939.70	.00	3939.70			
4446	03/25/10	TRA03	TRANSAMERICA LIFE INS CO.	1176.00	.00	1176.00	B00331	LIFE INSURANCE	
			Cash Account Total.....	82800.74	.00	82800.74			
			Total Disbursements.....	82800.74	.00	82800.74			

REPORT.: Apr 06 10 Tuesday
 RUN . . . : Apr 06 10 Time: 14:55
 Run By.: LORI

CITY OF CORNING
 Cash Disbursement Detail Report
 Check Listing for 04-10 Bank Account.: 1020

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

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Description	Payment Information
010380	04/01/10	BRE01	BREWER, JOHN	400.00	.00	400.00	000B004011	VEH OP//MAINT-	
010381	04/01/10	CAR03	CARDENAS, ANTHONY	400.00	.00	400.00	000B004011	ProfServices PoliceServic	
010382	04/01/10	COR07	CORBIN WILLIITS SYSTEMS	729.72	.00	729.72	000B004011	Finance Dept.	
010383	04/01/10	COR09	CORNING CHAMBER OF COMM.	1000.00	.00	1000.00	000B004011	ChgChamberComm. Economic	
010384	04/01/10	HAL05	HALL, ROBERT	104.70	.00	104.70	000B004011	ProfServices FireDepartme	
010385	04/01/10	KEN00	KEN VAUGHAN & SONS	904.17	.00	904.17	000B004011	Landscape Maint-Parks	
010386	04/01/10	KEN01	KEN VAUGHAN & SONS	800.00	.00	800.00	000B004011	Janitorial	
010387	04/01/10	PIT01	PITNEY BOWES	241.84	.00	241.84	000B004011	Rents/Leases Finance Dept	
010388	04/01/10	S&L00	S & L BREWER ENTERPRISES	200.00	.00	200.00	000B004011	K-9 PROGRAM-POLICE	
010389	04/01/10	TLD01	TEDC	208.33	.00	208.33	000B004011	Economic Devel	
010390	04/01/10	TOM03	TOMLINSON JR., ROBERT L.	54.70	.00	54.70	000B004011	PROF. SVCS-FIRE DEPT	
010391	04/05/10	AND01	ED ANDERSON	7702.50	.00	7702.50	100403	ProfServices	
010392	04/05/10	AND03	ANDERS, JOANN	70.00	.00	70.00	10-2018	GRANT ADMIN-HOUSING ELEME	
010393	04/05/10	ATT02	AT&T	1137.28	.00	1137.28	1257314	COMMUNICATIONS-	
010394	04/05/10	BAS01	BASIC LABORATORY, INC	114.00	.00	114.00	1003116	ProfServices Water Dept	
010395	04/05/10	CAL35	CALIFORNIA BUILDING STAND	17.10	.00	17.10	100402	SB 1473 / BLD & SAFETY	
010396	04/05/10	CHE02	CHEM QUIP, INC.	1049.80	.00	1049.80	20647511N	MAT & SUPPLIES-WTR	
010397	04/05/10	COM01	COMPUTER LOGISTICS, INC	116.67	.00	116.67	48358	COMMUNICATIONS-POLICE	
010398	04/05/10	COR01	CORNING VETERINARY	243.90	.00	243.90	24761	ProfServices ACO	
			Check Total.....	327.25	.00	327.25	24820	ProfServices ACO	
010399	04/05/10	COR03	CORNING RENTALS	20.00	.00	20.00	32504	BLD MAINT-TRANS FAC	
010400	04/05/10	COR08	CORNING LUMBER CO INC	339.51	.00	339.51	100325	Mat/Supplies-	
010401	04/05/10	COR20	CORNING ELECTRONICS	3.24	.00	3.24	10086901	VEH OP//MAINT-POLICE	
			Check Total.....	11.90	.00	11.90	10086948	MAT & SUPPLIES-AIRPORT	
			Check Total.....	15.14	.00	15.14			
010402	04/05/10	FIR00	FIRST BANKCARD	150.00	.00	150.00	100329	CONF/MTGS-	

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
010403	04/05/10	HAT10	HATFIELD'S	178.05	.00	178.05	100325	Mat/Supplies-
010404	04/05/10	IMA01	IMAGE SALES, INC.	16.13	.00	16.13	22773	MAT & SUPPLIES-POLICE
010405	04/05/10	LIN02	LINNETS TIRE SHOP	112.58	.00	112.58	51950	K-9 PROGRAM-POLICE
010406	04/05/10	NEX01	NEXTEL COMMUNICATIONS	313.32	.00	313.32	100329	COMMUNICATIONS-
010407	04/05/10	NOR25	NORTHERN LIGHTS ENRGY, INC	3133.26	.00	3133.26	20788	VEH OP/MAINT-
				213.59	.00	213.59	20832	VEH OP/MAINT-FIRE
			Check Total.....:	3346.85	.00	3346.85		
010408	04/05/10	NOR31	NORM'S PRINTING	277.11	.00	277.11	008140	PRINTING/ADV-
010409	04/05/10	PGE01	PG&E	298.42	.00	298.42	100330	ELECT-
010410	04/05/10	PGE2B	PG&E	5755.11	.00	5755.11	100329	ELECT-WWTP
010411	04/05/10	QUI02	QUILL CORPORATION	907.53	.00	907.53	4516810	Office Supplies-POLICE
010412	04/05/10	SEI01	SELLER, ROY R., CPA	1217.70	.00	1217.70	23759	ProfServices Finance Dept
010413	04/05/10	SWW00	SWWC SERVICES, INC.	2696.11	.00	2696.11	17108	PRETREATMENT PROG-SMR
				45083.44	.00	45083.44	17110	PROF SVCS-WWTP
			Check Total.....:	47779.55	.00	47779.55		
010414	04/05/10	TEH13	TEHAMA CO AUDITOR	9.50	.00	9.50	1003311	PkngCiteCnty PoliceServ
010415	04/05/10	TEH15	TEHAMA CO SHERIFF'S DEPT	24.50	.00	24.50	100331	CADET PROGRAM-POLICE
010416	04/05/10	TEH20	TEHAMA CO DISTRICT ATTY	267.60	.00	267.60	100401	ProfServices PoliceServic
010417	04/05/10	THO01	THOMES CREEK ROCK CO	207.68	.00	207.68	100331	RUNWAY CONST-AIRPORT
010418	04/05/10	VAL07	VALLEY VETERINARY CLINIC,	151.06	.00	151.06	60193	K-9 PROGRAM-POLICE
010419	04/05/10	WAS01	WASTE MANAGEMENT OF	101251.98	.00	101251.98	100331	WASTE MGMT PYMT-SOLID WAS
010420	04/06/10	ARA02	ARAMARK UNIFORM SRV. INC.	32.77	.00	32.77	0532045	Mat/Supplies-
010421	04/06/10	COR01	CORNING VETERINARY	210.00	.00	210.00	24822	SPAY/NEUTER VOUCHER PROGR
				70.00	.00	70.00	24872	SPAY/NEUTER VOUCHER PROGR
			Check Total.....:	280.00	.00	280.00		
010422	04/06/10	DIA04	DIAZ ASSOCIATES	825.25	.00	825.25	7	PROF SVCS-HOUSING ELEMENT

REPORT.: Apr 06 10 Tuesday
 RUN...: Apr 06 10 Time: 14:55
 Run By.: LORI

CITY OF CORNING
 Cash Disbursement Detail Report
 Check Listing for 04-10 Bank Account.: 1020

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

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
010423	04/06/10	GRA01	GRANDFLOW, INC	352.71	.00	352.71	106952	Office Supplies Finance D
010424	04/06/10	GRA02	GRAINGER, W.W., INC	678.41	.00	678.41	921949854	MAT & SUPPLIES-BLD MAINT
010425	04/06/10	LIN02	LINNETS TIRE SHOP	112.56	.00	112.56	51969	Veh Opr/Maint-POLICE
010426	04/06/10	NOR01	NORTH VALLEY BARRICADE	35.18	.00	35.18	13114	STR SIGN REPLAC-STR
010427	04/06/10	NOR03	NCCSIF	27648.50	.00	27648.50	2010186	General City
010428	04/06/10	NOR25	NORTHERN LIGHTS ENRGY, INC	1440.44	.00	1440.44	20831	MAT & SUPPLIES-
010429	04/06/10	XER00	XEROX CORPORATION	256.42	.00	256.42	047121882	EQUIP MAINT-POLICE
010430	04/06/10	ACC00	ACCESS INFORMATION	40.00	.00	40.00	77281	EQUIP MAINT-GEN CITY
			Check Total.....	80.00	.00	80.00	77344	MAT & SUPPLIES-FINANCE
010431	04/06/10	QUI02	QUILL CORPORATION	350.17	.00	350.17	4603902	Office Supplies-FINANCE

Cash Account Total.....: 210309.79
 Total Disbursements.....: 210309.79
 =====

REPORT.: Apr 07 10 Wednesday
 RUN...: Apr 07 10 Time: 15:57
 Run By.: LORI

CITY OF CURNING
 Cash Disbursement Detail Report
 Check Listing for 04-10 Bank Account.: 1020

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

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Description
010432	04/07/10	AIR00	AIRGAS NCN	44.63	.00	44.63	102190983	MAT & SUPPLIES-FIRE
010433	04/07/10	BEN04	BEN TOILET RENTALS, INC.	295.47	.00	295.47	225384	MAT & SUPPLIES-PARKS
010434	04/07/10	COM01	COMPUTER LOGISTICS, INC	24.00	.00	24.00	48309	COMMUNICATIONS-FIRE
				21.00	.00	21.00	48375	Equip.Maint.-GEN CITY
			Check Total.....	45.00	.00	45.00		
010435	04/07/10	DUR01	DURHAM PUMP	3857.60	.00	3857.60	0112244IN	BLACKBURN PUMP REPAIRS
010436	04/07/10	HOL04	HOLIDAY MARKET #32	98.50	.00	98.50	36846	Mat/Supplies-ACO
010437	04/07/10	LIN02	LINNETS TIRE SHOP	112.56	.00	112.56	51974	Veh Opr/Maint-POLICE
010438	04/07/10	NOR31	NORM'S PRINTING	66.52	.00	66.52	008174	PROF SVCS-BLD & SAFETY
010439	04/07/10	PGE04	PG&E	490.23	.00	490.23	100401	TranspFacility-
010440	04/07/10	PGE05	PG&E	981.27	.00	981.27	100401	FIRE-ELECT & GAS
010441	04/07/10	PGE2A	PG&E	102.20	.00	102.20	100401	ELECT-MARTINI,MCDONALD &
010442	04/07/10	TRI02	TRI-COUNTY NEWSPAPERS	36.18	.00	36.18	93598	Print/advert. City Clerk

Cash Account Total.....: 6130.16
 Total Disbursements.....: 6130.16
 =====
 Cash Account Total.....: .00

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Description	
4451	04/07/10	BAN03	POLICE OFFICER ASSOC.	350.00	.00	350.00	B00406	POLICE OFFICER ASSOC	
4452	04/07/10	CAL37	CALIFORNIA STATE DISBURSE	138.46	.00	138.46	B00406	WITHHOLDING ORDER	
4453	04/07/10	EDD01	EMPLOYMENT DEVELOPMENT	3738.21	.00	3738.21	B00406	STATE INCOME TAX	
				1062.93	.00	1062.93	1B00406	SDI	
			Check Total.....:	4801.14	.00	4801.14			
4454	04/07/10	ICM01	ICMA RETIREMENT TRUST-457	275.00	.00	275.00	B00406	ICMA DEF. COMP	
4455	04/07/10	OEU03	OPERATING ENGINEERS	625.00	.00	625.00	B00406	CREDIT UNION SAVINGS	
4456	04/07/10	PERS1	PUBLIC EMPLOYEES RETIRE	27766.39	.00	27766.39	B00406	PERS PAYROLL REMITTANCE	
4457	04/07/10	PERS4	Cal Pers 457 Def. Comp	225.00	.00	225.00	B00406	PERS DEF. COMP.	
4458	04/07/10	PRE03	PREMIER WEST BANK	8215.44	.00	8215.44	B00406	HSA DEDUCTIBLE	
4459	04/07/10	STA04	STATE OF CALIFORNIA	550.00	.00	550.00	B00406	WAGEASN 1107012828	
4460	04/07/10	VAL06	VALIC	1025.00	.00	1025.00	B00406	AIG VALIC P TAX	
Cash Account Total.....:				43971.43	.00	43971.43			
Total Disbursements.....:				43971.43	.00	43971.43			

Date.: Apr 7, 2010
 Time.: 4:13 pm
 Run by: LORI

CITY OF CORNING
 NEW BUSINESSES FOR CITY COUNCIL

Page.: 1
 List.: NEWB
 Group: WIFMB

Business Name	Address	CITY/STATE/ZIP	Contact Name	Business Desc. #1	Business Start Date	Primary Teleph
ANDERSON'S MOBILE RE	9180 HIGHWAY 99W	GERBER, CA 96035	ANDERSON LEWIS	MOBILE REPAIR	03/30/10	(530) 586-0930
COMFORT INN (BANK OW	910 HIGHWAY 99W	CORNING, CA 96021	NATIONAL BANKZION'S	MOTEL - 60 UNITS	03/22/10	(000) 000-0000
DEVINE STYLE	1212 SOLANO ST	CORNING, CA 96021	RUIZ MONTOYA ROSA AU	RETAIL CLOTHING, FORMAL & MISC.	03/30/10	(530) 824-2124
HOMETOWN CAFE	1081 SOLANO ST	CORNING, CA 96021	BONNIEWEBSTERLYNN RE	BREAKFAST & LUNCH RESTAURANT	03/30/10	(530) 824-4383
NOR-CAL SEPTIC	4383 COUNTY ROAD HH	ORLAND, CA 95963	CUTSHALL CHUCK	CONTRACTOR	03/30/10	(530) 865-2721
SELF HELP HOME IMPRV	3777 MEADOW VIEW DR	REDDING, CA 96002	TRIMM NINA	VEHICLE TRANSPORT	03/30/10	(530) 378-6900
TRIMM'S TWILIGHT TRA	906 HICKORY ST	CORNING, CA 96021	TRIMM NINA	VEHICLE TRANSPORT	03/30/10	(530) 680-1517

CITY OF CORNING**March 2010****TREASURERS REPORT**

AGENCY	BALANCE	RATE	MATURES ON
LOCAL AGENCY INVESTMENT FUND	1,752,700.14	.60	
PREMIER WEST BANK	197,251.71	1.78	03/28/10
PREMIER WEST BANK	176,805.11	1.78	04/20/10
TRUST ACCOUNTS			
PREMIER WEST BANK RIDELL TRUST	208,637.77	2.52	06/13/10

Respectfully Submitted

Pala Cantrell
City Treasurer

CITY OF CORNING
PERMITS ISSUED (sort by Permit #)
For the Period 3/1/2010 thru 3/31/2010

Owner and Address	Parcel Number	Issued On	Valuation
NICK DALUCA 1249 FOURTH AVE CORNING CA 96021 Permit Description: STUCCO EXTERIOR	7124410 Site Street Address: 1249 FOURTH AVE	3/3/2010	3,700.00
ELIZABETH VENTURA 1450 MEADOWBROOK AVE CORNING CA 96021 Permit Description: REPLACE WALL HEATER	7131009 Site Street Address: 1450 MEADOWBROOK AVE	3/16/2010	1,360.00
LODI IRRIGATION 2920 HIGHWAY 99 W CORNING CA 96021 Permit Description: POLE & WALL SIGNS	8704027 Site Street Address: 2920 HIGHWAY 99 W	3/8/2010	8,300.00
NICK DALUCA 1249 FOURTH AVE CORNING CA 96021 Permit Description: ADD CARPORT & LAUNDRY ROOM	7124410 Site Street Address: 1249 FOURTH AVE	3/9/2010	4,715.00
KAMAY EDMONDSON 1167 WEST ST CORNING CA 96021 Permit Description: ADD HVAC	7123112 Site Street Address: 1167 WEST ST	3/15/2010	5,800.00
CORNING HEALTH CARE DISTRICT 145 SALANO ST CORNING CA 96021 Permit Description: REPAIR SOFFITS	7312079 Site Street Address: 145 SALANO ST	3/15/2010	1,500.00
WILL DOBSON 803 COLUSA ST CORNING CA 96021 Permit Description: TEAR OFF & REROOF SOUTH SIDE	7304503 Site Street Address: 803 COLUSA ST	3/16/2010	100.00

PERMITS ISSUED (sort by Permit #)
For the Period 3/1/2010 thru 3/31/2010

Owner and Address	Parcel Number	Issued On	Valuation
NORTHERN LIGHTS ENERGY 1819 SOLANO ST CORNING CA 96021 Permit Description: NORTHERN LIGHTS ENERGY	7115301 Site Street Address: 1819 SOLANO ST	3/23/2010	2,500.00
EMC MORTGAGE CORP. 1930 MC KINLEY AVE CORNING CA 96021 Permit Description: TEAR OFF & REROOF FLAT PORTION	7115115 Site Street Address: 1930 MC KINLEY AVE	3/17/2010	3,225.00
SHERI ABLE 420 SOUTH ST CORNING CA 96021 Permit Description: CHANGE OUT WATER HEATER	7308409 Site Street Address: 420 SOUTH ST	3/17/2010	800.00
LODI IRRIGATION 2920 HIGHWAY 99W CORNING CA 96021 Permit Description: INSTALL 6' CHAINLINK FENCE WITH SLATS	8704027 Site Street Address: 2920 HIGHWAY 99W	3/17/2010	16,766.99
ALLEN MC KENRICK 1631 SIXTH AVE CORNING CA 96021 Permit Description: TEAR OFF & REROOF	7129121 Site Street Address: 1631 SIXTH AVE	3/23/2010	6,075.00
JOHN EDMONSON 1167 WEST ST CORNING CA 96021 Permit Description: REPLACE SEWER LINE	7123112 Site Street Address: 1167 WEST ST	3/23/2010	2,000.00
BALTAZAR ALFARO 1319 FIG LN CORNING CA 96021 Permit Description: ADD BATH & MOVE EXTERIOR DOOR	7129103 Site Street Address: 1319 FIG LN	3/24/2010	6,200.00
VERGIL HITE 770 MARGUERITE AVE CORNING CA 96021 Permit Description: ADD FAMILY RM, BEDROOM, AND BATH	7301037 Site Street Address: 770 MARGUERITE AVE	3/23/2010	32,000.00

CITY OF CORNING

PERMITS ISSUED (sort by Permit #)

For the Period 3/1/2010 thru 3/31/2010

Owner and Address	Parcel Number	Issued On	Valuation
FIDEL SALAS 2003 SOLANO ST CORNING CA 96021 Permit Description: MOVE FLOOR DRAIN, ADD EXIT & EMERGENC	7114044 Site Street Address: 2003 SOLANO ST	3/24/2010	300.00
CARLINA MORENO 417 MARIN ST CORNING CA 96021 Permit Description: REPLACE SEWER LATTERAL	7308403 Site Street Address: 417 MARIN ST	3/29/2010	100.00
MYLES ROUTH 907 TOOMES AVE CORNING CA 96021 Permit Description: REPLACE SEWER L,ELECT OUTLETS,FURNACE,	7115214 Site Street Address: 907 TOOMES AVE	3/30/2010	2,000.00
18 Permits Issued from		3/1/2010 Thru 3/31/2010	FOR A TOTAL VALUATION OF \$ 97,441.99
*** END OF REPORT ***			

MAR 10 2010

CITY OF CORNING

**CITY OF CORNING
WASTEWATER OPERATION SUMMARY REPORT
MARCH 2010**

Below is a summary of the Monthly Operations Report that will be available for City review on APRIL 2010.

- 1) Filled out monthly reports.
- 2) Performed weekly Operator 10 maintenance on all plant equipment.
- 3) Changed flow disk.
- 4) Sent vehicle report to Texas.
- 5) Wasted to EQ basin
- 6) Replaced broken valves on jet trailer
- 7) Changed chart on So3 analyzer.
- 8) Safety meeting
- 9) Cleaned up shop.
- 10) Inspected eyewash and emergency showers.
- 11) Unloaded chlorine truck.
- 12) Cleaned So2 pump.
- 13) Checked storm water discharge sites at WWTP and airport
- 14) Started reference toxicity test
- 15) Tested all chlorine and So2 sensors.
- 16) River samples.

- 17) North State Electric replaced motor on # 1 screw pump
- 18) Cleaned probe at lift station.
- 19) Cleaned sewer lines in city
- 20) Tested alarms with Fire Dept.
- 21) Turned on waste to EQ basin
- 22) Started decant pump in EQ basin.
- 23) Cleaned auto samplers with bleach
- 24) Replaced broken chlorine injector pump
- 25) Sprayed weeds.
- 26) Installed new glass tips on bioassay air system
- 27) Exercised emergency generator.
- 28) Held employee training
- 29) IIPP plant inspection.
- 30) Repaired broken wash water line.

Total daily plant flow for the month of March 2010 was 764,870 GPD.

Total daily plant flow for the previous month of February,2010 was 868,000 GPD

March 2010

Industrial Flow = 300,035 GPD
(Flow into the Bell Carter Ponds)

Domestic Flow = 764,870 GPD

February 2010

Industrial Flow = 559,918GPD

Domestic Flow = 868,000 GPD

ITEM NO: H-11
WAIVE RECREATIONAL USE FEE FOR 3rd
ANNUAL WESTSIDE AMERICAN LEGION
FUNDRAISER
APRIL 13, 2010

TO: HONORABLE AMYOR AND COUNCILMEMBERS
OF THE CITY OF CORNING

FROM: STEPHEN J. KIMBROUGH, CITY MANAGER
JOHN BREWER, DIRECTOR OF PUBLIC WORKS
KIMBERLY BECK, RECREATION SUPERVISOR

*JB Steve
KUB*

SUMMARY:

Troy McIntyre has placed a request to City Council to waive the Recreational Use Fee for the use of Yost Park for the 3rd Annual Westside American Legion Fundraiser. This is a Community based, Non-Profit Event that is scheduled to take place on May 15th and 16th.

BACKGROUND:

Staff requests Council approval to waive all recreational fees normally charged (\$100 refundable fees and \$166 non-refundable fees) for the Westside American Legion Fundraiser.

\$ 75 Cleanup deposit.
\$ 25 Key deposit
\$100 Refundable

\$ 16 Weekend Field Light Fee
\$ 150 Weekend Use Fee
\$166 Non-Refundable

RECOMMENDATION:

**MAYOR AND COUNCIL WAIVE RECREATIONAL USE FEE FOR 3rd ANNUAL
WESTSIDE AMERICAN LEGION FUNDRAISER.**

3rd Annual Westside American Legion Fundraiser

Men's Softball Tournament

May 15th & 16th

Yost Park

Corning Ca.

- * Entry Fee \$250.00 / Deadline May 8th
- * Home Run Derby \$10.00 (Winner takes half)
- * Double Elimination
- * Three Home Runs then equalizer
- * Championship shirts
- * 10 Teams

Contact: Troy McIntyre - 824-0608 (H)
624-0572 (C)

Make Check Payable To:

WESTSIDE AMERICAN LEGION



ITEM NO. K-12

**ACKNOWLEDGE \$1,000.00 DONATION FROM
WADELL ENGINEERING CORPORATION AND
INVITE PUBLIC TO ATTEND AIRPORT RE-
DEDICATION EVENT**

APRIL 13, 2010

TO: CITY COUNCIL OF THE CITY OF CORNING, CALIFORNIA

**FROM: STEPHEN J. KIMBROUGH, CITY MANAGER
JOHN L. BREWER, AICP; PUBLIC WORKS DIRECTOR**

JB STEVE

SUMMARY:

As you know, we've nearly completed our recent airport improvement project. The Airport Commission and staff have scheduled a "Corning Municipal Airport Re-dedication" ceremony for Saturday, May 15, 2010 at the airport. Anticipated activities include a pancake breakfast prepared by the Corning Fire Department, various static displays, and a "Learn to Fly Day" where free flights will be offered for youngsters ages 8 to 17 (with parental permission). Of course, these events come with costs; including fuel reimbursements for those pilots who are kind enough to offer free flights. (See the attached flyer)

Wadell Engineering Corporation (WEC) has been the City's "Airport Consultant" since 1988, and is the firm responsible for the design and oversight of the recent airport improvement project. Bob Wadell, the President of WEC has generously donated \$1,000.00 for the re-dedication event. Please refer to the attached letter from Mr. Wadell.

RECOMMENDATION:

That the City Council:

- 1.) **Acknowledge and thank Mr. Wadell for the \$1,000.00 donation for the Airport Re-dedication Ceremony, and direct staff to expend the funds only in support of the Airport Re-dedication Ceremony, and**
- 2.) **Invite the public to attend the Corning Municipal Airport Re-dedication Ceremony on Saturday May 15, 2010.**

WADELL ENGINEERING CORPORATION

AIRPORT PLANNING • ENGINEERING • MANAGEMENT CONSULTANTS
SAN FRANCISCO BAY AREA CORPORATE HEADQUARTERS
1350 BAYSHORE HIGHWAY, SUITE 690, BURLINGAME, CA 94010-1838



ROBERT P. WADELL, P. E., F.ASCE
President
PHONE & FAX: (650) 348-5010

RECEIVED

MAR 22 2010

CITY OF CORNING

March 19, 2010

Mayor Gary Strack
City of Corning
794 Third Street
Corning, CA 96021

RE: Donation for the Corning Municipal Airport Celebration – May 15, 2010

Dear Mayor Strack & Council:

For decades Wadell Engineering Corporation has worked with the Mayor and Council and city staff to master plan and design the historic Corning Municipal Airport. After your many annual trips to meet with the Federal Aviation Administration in Burlingame, the City succeeded last year in obtaining sufficient federal funds to reconstruct the airport.

The City is commended for its patience and perseverance in upgrading the airport to current FAA standards. Certainly many other similar size cities and airports are envious of your accomplishment!

In recognition of the accomplishment, please accept Wadell Engineering Corporation's donation of \$1,000.00 to the City of Corning to be used as the City deems best to enhance and support the airport celebration on May 15, 2010.

All of us at Wadell Engineering Corporation appreciate the City of Corning allowing us to serve you since 1988 to help bring this important airport safety and development project to fruition!

Sincerely,
WADELL ENGINEERING CORPORATION



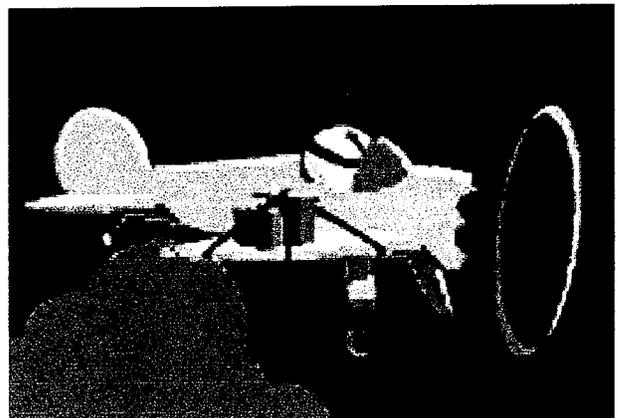
Robert P. Wadell, P.E., MSCE, F.ASCE
President

Saturday— May 15, 2010 Starts at 8AM
Corning Airport Rededication



**Learn
to Fly
Day!!**

**Kids Fly
Free!!**



Airport Rededication! Local pilots and members of EAA Chapter 1148 invite kids 8 to 17 to bring a parent or guardian & come for a Learn to Fly Day. Report to Corning Airport by 8AM for pancakes and to sign up for your Young Eagle ride offered from 9 to 1PM. Be prompt!

See you there!



Highlights

- ◆ Pancake breakfast 8-11 AM \$4
- ◆ Learn about how airplanes fly
- ◆ Check out the new Airport Improvements!
- ◆ Fly for free!!
- ◆ Get your Young Eagle Certificate and photo with your pilot!

Call for more info:
Barbara Boot
530.824.5541
See you there!

**ITEM NO. K-13
COMPREHENSIVE ECONOMIC DEVELOPMENT
STRATEGY (CEDs) "5-YEAR CEDs UPDATE".**

APRIL 13, 2010

TO: HONORABLE MAYOR AND CITY OF CORNING COUNCIL MEMBERS

FROM: JOHN STOUFER, PLANNING DIRECTOR

BACKGROUND:

Per the Economic Development Administration's guidelines, it is time to begin the five (5) year Comprehensive Economic Development Strategy (CEDs) planning process. Through this process 3CORE will establish priority projects to be included in the 3CORE Economic Development District's Comprehensive Economic Development Strategy (CEDs) which will be submitted to the Economic Development Administration for the 2010/11 – 2014/15 fiscal years. This report, along with priority Projects will be updated on an annual basis and submitted to EDA for their approval.

The 3CORE Planning Division utilizes the CEDs Priority Project lists as an effective method for identifying and prioritizing public works and other economic development projects within the District for the purpose of preparing member funded applications to state and federal agencies. In addition, the Economic Development Administration Reform Act of 1988 identifies CEDs as a requirement to apply for assistance under the Economic Development Administration's public works and economic adjustment programs. During this 5-year planning process 3CORE is requesting that its members place special emphasis on aligning priority projects with real funding sources.

With a limited funding through all State and Federal agencies, it's more critical then ever to make sure the Priority Projects accurately reflect the City of Corning's needs. The EDA currently looks for innovative, results-driven economic development projects that meet certain investment criteria and are regional in scope. Additionally, EDA is looking for projects that leverage other public and private investment in addition to the traditional emphasis on job creation.

The Priority Project lists are split into three distinct levels. The first is "Priority A" projects, or projects that the community would like to see move forward with in the near term. The second level is "Priority B" projects, or projects the community would like to see implemented within the next 5 – years. The final category is "Priority C" projects, or projects that the community would like to see move forward sometime in the future. This year the planning process will be somewhat more involved as EDA's requirements have been revised to include Goals and Objectives, with strategic projects, programs, and activities to support the implementation of the goals and objectives. They are also requiring that we provide a "rough" projection of job creation as a result of the implementation. In light of these changes and the fact that funding availability for priority projects is extremely competitive, 3CORE is asking its District Members to only identify 2 or 3 priority projects in each level.

Planning Director John Stoufer attended a Comprehensive Economic Development Strategy Workshop held by 3CORE. At this workshop the 2010 Goal Topics and Objectives discusses projects with the best chance of receiving any type of funding in this area would be infrastructure projects costing less than 1 million dollars. Therefore staff has identified the following priority projects for the Council to consider:

Priority "A" – Extend city water and sewer to the west side of I-5 at South Avenue.

Priority "A" – Extend city water and sewer to the west side of I-5 at Solano Street and interchange improvements at Solano St./Hwy 99W/Edith Ave. intersection including widening of Solano St. to I-5.

Priority "A" – Hwy 99W road improvements north of South Ave. including turn lanes, curb and gutter, undergrounding utilities for commercial and light industrial development.

Priority "B" – Rehabilitate and reopen Rodgers Theater.

Priority "B" – Extend city water and sewer to airport property for commercial/industrial park creation.

Priority "B" – Improvements to Marguerite Ave. north of Blackburn to serve potential commercial development at airport.

Priority "C" – Identify opportunities for reuse and infill development for vacant buildings in downtown area.

Priority "C" – Improvement and expansion of municipal water system.

Priority "C" – Seek funding for the extension of Fig Lane from Toomes Ave. to Houghton Ave.

These priorities again are just recommendations from staff for projects that have the best chance of getting funded and will help create economic development within the City of Corning. Attached is a copy of some material Mr. Stoufer received at the workshop explaining what a Comprehensive Economic Development Strategy is (Exhibit "A") the EDA Investment Policy Guidelines, (Exhibit "B") and the 2009-2010 District-Wide Priority Project list (Exhibit "C"). 3CORE has requested that the city set local priorities by April 15th and have local governing board approval by April 30th.

Staff offers the following three actions for consideration by the Council:

- 1. Approve the CEDS Priority Project List as recommended by staff.**
- 2. Modify the CEDS Priority Project List as agreed upon by the Council and approve the modified list.**
- 3. Continue discussion and approval of the CEDS Priority Project List until April 27th.**

EXHIBIT "A"

COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY FOR THE 3CORE ECONOMIC DEVELOPMENT DISTRICT

What is a Comprehensive Economic Development Strategy?

A Comprehensive Economic Development Strategy (CEDS) is designed to bring together the public and private sectors in the creation of an economic roadmap to diversify and strengthen regional economies. The CEDS should analyze the regional economy and serve as a guide for establishing regional goals and objectives, developing and implementing a regional plan of action, and identifying investment priorities and funding sources. A CEDS must be the result of a continuing economic development planning process developed with broad-based and diverse public and private sector participation, and must set forth the goals and objectives necessary to solve the economic development problems of the region and clearly define the metrics of success.

Why do we need to prepare a CEDS?

Successful economic development efforts are based on CEDS that provide an economic roadmap to diversify and strengthen regional economies. Per Public Law 105-393, the Economic Development Administration (EDA) Reform Act of 1998, a comprehensive amendment of the Public Works and Economic Development Act of 1965, as Amended (PWEDA), requires an Economic Development District (EDD) to comprise a CEDS document every five years, updating it annually, in order to qualify for assistance under its public works, economic adjustment and ongoing planning programs. The revised CEDS and subsequent annual reports must be submitted for review and approval by EDA.

EDA will continue to direct its investments based on strategies resulting from locally controlled participatory planning processes established to develop and maintain the CEDS.

What are the components of a CEDS?

The CEDS should contain the following main elements:

- ◆ **Analysis** - The analysis should assess the state of the regional economy, the opportunities and threats posed by external trends and forces, and the availability of partners and resources for economic development. It should also include incorporation of any relevant material or suggestions from other government sponsored or supported plans, background and history of the economic development situation of the area covered, and a discussion of the economy, including as appropriate, geography, population, labor force, resources, and the environment.
- ◆ **Goals and Objectives: Defining Regional Expectations** – Must include a section setting forth goals and objectives necessary to solve the economic problems, or capitalize on the resources, of the region.
 - Goals are broad, primary regional expectations
 - Objectives are more specific than goals, clearly measurable, and stated in realistic terms considering what can be accomplished over the five (5) year time frame of the CEDS.
- ◆ **Strategic Projects, Programs, and Activities** – Must include a section identifying regional projects, program, and activities designed to **implement the Goals and objectives**.
 - **Suggested Projects** – All suggested projects, programs and activities and *projected* number of jobs to be created as a result.
 - **Vital Projects** – A prioritization of vital projects, programs, and activities that address the region's **greatest needs** or that will best enhance the region's competitiveness, including resources of funding for past and potential future investments. These can be overarching "themes" for regional economic development success and is expected to include various components. Funding sources should not be limited to EDA programs.

- ◆ **Plan of Action** - *The plan of action implements the goals and objectives* of the CEDS in a manner that:
 - Promotes economic development and opportunity;
 - Fosters effective transportation access;
 - Enhances and protects the environment;
 - Maximizes effective development and use of the workforce consistent with any applicable local workforce investment strategy;
 - Promotes the use of technology in economic development, including access to high-speed telecommunications;
 - Balances resources through sound management of physical development; and
 - Obtains and utilizes adequate funds and other resources.
 -
- ◆ **Evaluation** – The CEDS should establish criteria and performance measures for evaluation of the process and for the periodic update of the document.

EXHIBIT "B"

EDA INVESTMENT POLICY GUIDELINES

The U.S. Economic Development Administration's investment policy is designed to establish a foundation for sustainable job growth and the building of durable regional economies throughout the United States. This foundation builds upon two key economic drivers - innovation and regional collaboration. Innovation is the key to global competitiveness, new and better jobs, a resilient economy, and the attainment of national economic goals. Regional collaboration is essential for economic recovery because regions are the centers of competition in the new global economy and those that work together to leverage resources and use strengths to overcome weaknesses will fare better than those that do not. EDA encourages its partners around the country to develop initiatives that advance new ideas and creative approaches to address rapidly evolving economic conditions.

EDA Investment Priorities: Within the parameters of a competitive grant process, all projects are evaluated to determine if they advance global competitiveness, create jobs, leverage public and private resources, can demonstrate readiness and ability to use funds quickly and effectively and link to specific and measurable outcomes. To facilitate evaluation EDA has established the following investment priorities:

- 1. Collaborative Regional Innovation** Initiatives that support the development and growth of innovation clusters based on existing regional competitive strengths. Initiatives must engage stakeholders; facilitate collaboration among urban, suburban and rural (including Tribal) areas; provide stability for economic development through long-term intergovernmental and public/private collaboration; and, support the growth of existing and emerging industries.
- 2. Public/Private Partnerships** Investments that use both public and private sector resources and leverage complementary investments by other government/public entities and/or non-profits.
- 3. National Strategic Priorities** Initiatives that encourage job growth and business expansion in clean energy; green technologies; sustainable manufacturing; information technology (e.g., broadband, smart grid) infrastructure; communities severely impacted by automotive industry restructuring; natural disaster mitigation and resiliency; access to capital for small and medium sized and ethnically diverse enterprises; and, innovations in science, health care and alternative fuel technologies.
- 4. Global Competitiveness** Investments that support high-growth businesses and innovation-based entrepreneurs to expand and compete in global markets.
- 5. Environmentally-Sustainable Development** Investments that encompass best practices in "environmentally sustainable development," broadly defined, to include projects that enhance environmental quality and develop and implement green products, processes, and buildings as part of the green economy.
- 6. Economically Distressed and Underserved Communities** Investments that strengthen diverse communities that have suffered disproportionate economic and job losses and/or are rebuilding to become more competitive in the global economy.

EXHIBIT "C"

District-Wide Priority Projects Updated 2009-2010

Priority A (near term projects)

County of Butte

1. Create a bold, powerful, forward-looking countywide Economic Development Strategy that identifies county programs to achieve business growth and expansion.
2. Continue to pursue Business Research Park Development Opportunities:
 - a. Continue to seek funding for the development of necessary infrastructure to serve development of a Business Research Park within appropriate areas within the County.
 - b. Encourage and develop partnership with CSU, Chico for development of a Business Research Park.
 - c. Initiate recruitment of major corporations for industrial locations throughout the County.
3. Support business development and expansion through the provision of business mentoring and consulting services.
4. Support business retention through programs which identify distressed companies, identify necessary services to retain/grow local companies, and provide the necessary services to maintain the County's employment base.
5. Develop a cultural tourism plan that will augment and enhance arts, agriculture, nature, and heritage tourism opportunities within the County of Butte.
6. Pursue improvements to county infrastructure which supports business growth and development, including the expansion of rail and air opportunities.
7. Pursue development of value added agriculture products/facilities within the County and develop a program that leverages the internationally recognized reputation of Butte County's academic and private industry achievements in farm research and innovation, taking advantage of local, regional, and global opportunities.
8. Continue to enhance technology-based economic development tools such as www.ButteBusinessResources.com for the purpose of coordinating the provision of economic development services, growing local businesses, and promoting the Butte County area to businesses that may be interested in locating or expanding their businesses within the County.
9. Work towards the implementation of Vision 2010.
10. Pursue funding for residential and commercial energy efficiency improvements.
11. Assist in the research, development and financing of the green industry sector.
12. Pursue funding to assist with the implementation of the Nitrate Compliance Program.
13. Pursue infrastructure enhancements to assist with the expansion of recreation and tourism opportunities in the Lake Oroville area.

City of Chico

1. Infrastructure improvements (ready to construct) that would increase access, connectivity and capacity to the base level employment centers of Chico where more higher paying jobs can be created for the region (e.g. widening of Cohasset Road to the Airport, CMA Industrial Park, and Business Park; Skyway 99 interchange through Martin Luther King/East Park Avenue to increase access through east/west corridor; expansion of the 20th Street commercial corridor; the intensification of use in the business and industrial parks; etc.)
2. Airport improvement projects that would increase the capacity of the Chico Municipal Airport in both commercial and general aviation air service to address the connectivity needs of Chico businesses.

City of Gridley

1. Highway 99 - widening, bypass, entrance, streetscape, business locations, signage, waysigns, and underground utilities.

2. Expand Sewer Capacity – ability to handle domestic and industrial waste water. Shared pretreatment facilities for industrial users.
3. Industrial Park – Construction of Phase II of Industrial Park Infrastructure including Highway 99 access, internal road system, sewer capability, upgrade to West Liberty, rail spur addition at back of park.
4. Recruitment of firms to Industrial Park.
5. New swimming pool/aquatic center.
6. Identify renewable energy manufacturers.
7. Implement E-Commerce website for local businesses.
8. Micro-business assistance and certified market growers.

City of Oroville

1. High Tech Business Park Infrastructure for Municipal.
2. Pursue Alternative Energy-Seed money for market analysis.
3. Pursue market study for waste water treatment/reuse.
4. Sewer Infrastructure improvements/replacement.
5. Repair and improve City surface streets.
6. Southside Streetscape infrastructure-utilities undergrounding, façade improvements.
7. Hewitt Park Phase III Improvements
8. Hwy 70 landscaping improvements.
9. Brownsfield's cleanup/properties.
10. Locate an additional fire station at the Municipal Airport.
11. Feather River-Centennial Plaza Phase II, III, etc.
12. Secure additional Community Development Block Grant (CDBG) Enterprise Grant Funds and utilize existing Enterprise Grant Funds and Revolving Loan Funds to the fullest extent to assist in filling the financial gap related to proposed business expansion and retention projects.

Town of Paradise

1. Phase II Wastewater Collection and Treatment Facility – Engineering.
2. Phase II Wastewater Collection and Treatment Facility – Construction.
3. Industrial Business Park Development.
4. Skyway Corridor – BCAG Study and Implementation.
5. Downtown Urban Design and Capital Project – Master Plan Implementation.
6. Paradise Community Village Affordable Housing and Infrastructure.

City of Biggs

1. ARRA application assistance.
2. Coordination and funding assistance with downtown redevelopment anchor project.

County of Glenn

1. Expand existing Business Services including, Microenterprise Business Programs, that will retain and Expand County-based Businesses.
2. Pursue funding to expand and improve infrastructure for commercial and Industrial areas, with specific attention to the Willows and Orland Airport.
3. Retain and expand the Glenn County Medical Center as an essential public service and area employer.
4. Develop strategies and capacity to partner with Willows and Orland in developing high priority economic areas within the respective spheres of influence and along the I-5 corridor.
5. Partner with Emerging Technology Fund and other entities to expand fiber optics and broadband access with the County.
6. Target companies for business and technical assistance that focus on emerging green technology, alternative energy services and agriculture tourism/value-added agriculture products.

City of Orland

1. Public Safety Facility.
2. Develop Economic Strategic Plan.
3. Master Plans for Sewer and Storm Drain systems.
4. General Plan update to include historic district or designation.
5. Signalization for State Route 32 at Pabst Avenue.
6. Community Center
7. Continue to pursue business development opportunities that include agriculture, art, natural resources and historic tourism utilizing partners such as the USDA, the Central Sacramento Valley RC&D, Glenn County RCD, Butte-Glenn Community College, and other entities.
 - a. Work on developing the Bio-energy project in Glenn County (MERF, Gasification, etc.)
 - b. Working with the Sacramento Valley RC&D to develop an ag-related marketing program for area agriculturists.
8. Develop Stony Creek Trail project and grant.
9. Enhance the recreation and park opportunities, amenities, and safety for the community.
10. Entryway improvements and signage, including SR 32, South Street, and Sixth Street.

City of Willows

1. Plan and begin implementation of intersection and interchange modifications at the intersections with Highway 99 and Highway 57 and I-5 Interchanges.
2. Implementation of infrastructure needs identified through the planning process to increase economic vitality in the downtown.
3. Rehab/Replacement of Waste Water Collection System citywide.
4. Development of the South Willows Business Park.
5. Infrastructure improvements along Highway 99 between county roads 53 & 57.

County of Tehama

1. Industrial/Commercial Marketing Strategy.
2. Welfare reform support activities – Job Creation.
3. Identify and secure additional small business loan capital.

City of Corning

1. Repair and rehabilitate streets in the City.
2. Plan and begin implementation of intersection and interchange modifications at the Solano Street and South Avenue intersections with Highway 99W and I-5 Interchanges.
3. Highway 99W Commercial and Industrial Corridor Infrastructure.
4. Rehabilitate and reopen Rodgers Theater.
5. Revitalize the Historic Downtown, both structurally and economically.
6. Pursue storm drain improvements and potential floodwater storage solutions for Jewett and Birch Creeks and the Blackburn-Moon Drain.
7. Acquire additional properties adjacent to Corning Municipal Airport for airport expansion per Airport Master Plan.
8. Apply for PG & E Rule 20A; underground installation funding.
9. Continued Improvement and Expansion of Municipal Water System.
10. Pursue other recreation related opportunities including a community center, parks and golf courses.

City of Red Bluff

1. Infrastructure rehabilitation and expansion.
2. Formation of Redevelopment Agency.
3. Industrial development/job creation/retention.

4. Implementation of required ADA access improvements.
5. Downtown revitalization/retention/development.
6. Airport industrial park expansion.
7. South Main Interchange.
8. Shasta College Technology Center needs assessment.
9. Re-use/redevelopment of former mill site(s).
10. Urban trails/bikeway development.
11. Sacramento River and tributary bank stabilization.
12. Impact of the closure of Lake Red Bluff to the City of Red Bluff.
13. Burn Dump.

Priority B (projects within 5 years)

County of Butte

1. Implementation of the Economic Development Element of the Butte County General Plan including the implementation of a countywide Economic Development Strategy.
2. Implementation of a cultural tourism plan that enhances arts, agriculture, nature, and heritage tourism opportunities within the County of Butte.
3. Promote jobs/housing balance.
4. Pursue opportunities for more reliable, expanded airplane/aircraft service to the County.
5. Develop a Visitor Center along Highway 70 and Highway 99, near Feather River Recreational areas with ties to state visitors' centers throughout California, particularly in the Upstate region.
6. Develop whitewater recreation venues on the Feather River, capable of hosting national and international sporting events.
7. Secure a "Catalyst" for Lake Oroville Area Resort Development.

City of Chico

1. Infrastructure development and improvements to increase access, connectivity and capacity, and address major infrastructure gaps identified through the General Plan Update that create jobs and revenue in underutilized opportunity areas.
2. Public Private partnership projects designed to spur private investment in underutilized opportunity areas identified in the General Plan Update and /or Economic Development Strategy.
3. Infrastructure development to the west side of the Chico Municipal Airport for FAA supported aviation use and aviation-related industry (e.g. power, water, road, etc.)

City of Gridley

1. Downtown – signage, upgrade historic buildings, parking, infrastructure improvements.
2. Development of creative financing vehicles to assist job creating businesses (existing and new) start, expand and locate in Gridley's Business Development Zones – Downtown (Rehab), Hwy 99 and Gridley Industrial Park.
3. Implement Pacific Flyway development at Gray Lodge and Visitor Center downtown Gridley.
4. Reuse of the closed Signature Fruit Facility.
5. Butte County Ag Center. Study completed by Butte County of feasibility of ag center. After review City of Gridley believes this fits with the feasibility study of property in north Gridley on Hwy 99. As the South County is the ag area of Butte County, City of Gridley.

City of Oroville

1. Downtown traffic conversion from one-way to two-way.
2. Streetscaping infrastructure on Huntoon and Lincoln Blvd.
3. Oro Dam Blvd. streetscaping improvements.

Town of Paradise

1. Downtown Parking Facility Improvements (including public transportation center).
2. Civic Center/Community Center – City Plaza.

City of Biggs

1. Alternative energy generation project – solar/biomass.
2. Small business location and incubation site in Biggs.
3. Commercial expansion to SR99 & B Street with signage drawing people to downtown.
4. Recruit additional industrial employers, preferably ag-related.
5. Local/regional annual festival to spur tourism and interest in local investment.

County of Glenn

1. Complete the revision to the County General Plan.
2. Develop and implement an Economic Development Element to the County General Plan.
3. Identify and develop high economic-impact recreational activities along Sacramento River, Black Butte Lake and Stony Gorge Reservoir.

City of Orland

1. Swimming pool renovation.

City of Willows

1. Infrastructure improvements to increase access, connectivity, and capacity to the industrial and residential areas in South Willows.
2. Expansion/addition of Parks & Recreation facility in North Willows.
3. Infrastructure/Facilities enhancements within existing Parks System.
4. Evaluate/Develop new Public Safety Facility.

County of Tehama

1. Funding for Economic Development – TLDC Support.
2. Speculative Building Development Program.
3. Industrial marketing strategy.

City of Corning

1. Identify opportunities for reuse and infill development for vacant buildings and undeveloped or under-developed properties within the City.
2. Complete Airport Expansion.
3. Extend City Water and Sewer facilities to serve properties on west side of freeway in the vicinity of Corning Road and South Avenue interchanges.

City of Red Bluff

1. Increase in needed Public Facilities (Police & Fire Depts) and related services.
2. City Hall improvements.
3. Circulation and traffic management.
4. Corner lot – Walnut Street development.
5. Large vehicle parking.
6. Development of Boys and Girls Club.

Priority C (long-term projects)

County of Butte

1. Storm drainage rehabilitation.
2. Creation of a Community Center to facilitate senior, teen, and park activities.
3. Improve aesthetics of Highway 162.
4. Create Business Development Opportunities near airports within Butte County.

City of Chico

1. Increase access from interchanges on Highway 99 including frontage road and east-west connectors (e.g. Southgate, Eaton, Cohasset, etc.)
2. Increase regional connectivity through the north side of Chico via the State Highway 32 by-pass.
3. If permitted by FAA, infrastructure development to west side of the Chico Municipal Airport for non-aviation industry

City of Gridley

1. Construction of state-of-the-art Ethanol Production Facility.
2. Infrastructure – citywide; drainage; electrical, etc.

City of Oroville

1. Centennial Plaza-Riverfront Phases II, III, IV, etc.
2. Sewer replacement in downtown.
3. Alternative Energy generation-local power supply-off grid.

Town of Paradise

1. No projects identified as “C” Priority.

City of Biggs

1. Annexation to SR99 with traffic signalization intersection at Rio Bonito Road.
2. Mixed-use development north, south east and west, with design standards complementary to Gridley’s development to its north.
3. New city hall and library facility.

County of Glenn

1. No projects identified as “C” priority.

City of Orland

1. Extension of Pabst Ave. to the north.
2. Library building expansion.

City of Willows

1. Storm drainage rehabilitation in North Willows.
2. Comprehensive update of City’s General Plan.
3. Streetscape project along Highway 162 East of Humboldt Ave. & West of Tehama Street.

County of Tehama

1. Infrastructure Development – County wide.

City of Corning

1. Pursue Commercial businesses (downtown area), Industry (lumber/manufacturing) and Outlet Stores (clothing, shoes, household essential stores) to make Corning their home.

City of Red Bluff

1. No projects identified as “C” priority.

**ITEM NO. K-14
APPROVE RESIDENTIAL PURCHASE AGREEMENT
FOR THE SALE OF A PORTION OF THE PROPERTY
LOCATED AT 1558 HOUGHTON AVENUE AND
AUTHORIZE MAYOR TO SIGN THE OPTION
AGREEMENT FOR THE CITY TO PURCHASE THE
PROPERTY LOCATED AT 1485 TOOMES AVENUE.**

APRIL 13, 2010

TO: HONORABLE MAYOR AND CITY OF CORNING COUNCIL MEMBERS

FROM: JOHN STOUFER, PLANNING DIRECTOR, NEGOTATING TEAM LEADER

SUMMARY:

The City of Corning will sell a portion of Assessor's Parcel Number 71-250-34, approximately 1.72 acres including the existing residence and two outbuildings addressed 1558 Houghton Avenue, to Paul & Patricia Seligman for \$125,000. The Seligman's will enter into an option agreement with the City of Corning giving the City the option to purchase Assessor's Parcel Number 71-250-35 a 7.15 acre parcel addressed 1485 Toomes Avenue. The option agreement gives the City the right to purchase the parcel for \$200,000 until October 1, 2011.

BACKGROUND:

In December 2009 the City of Corning purchased a 3.85 acre parcel addressed 1558 Houghton Avenue and referenced as Assessor's Parcel Number 71-250-34 for potential parkland. The parcel contained an existing single-family residence and two outbuildings. In preparing the Proposition 84 Statewide Park Development and Community Revitalization Program grant application the City contacted property owners adjacent to this property to determine if they would be willing to sell their property for parkland development should the City be awarded grant funds.

Paul & Patricia Seligman own a 7.15 acre parcel contiguous to the western property line of the City owned parcel. Mr. & Mrs. Seligman indicated they would be willing to sell their parcel to the City if the City would consider selling them a portion of its parcel containing the residence and two outbuildings. The purchase of the 7.15 acre parcel was included as a part of the Prop 84 grant application. The City will not know if it has been awarded grant funds until September 2010, and the Seligman's would like to purchase the agreed on portion of the City's parcel as soon as possible.

The Residential Purchase Agreement will allow the City to enter into an escrow with the Seligmans to sell them a portion of the 3.85 acre parcel purchased in December 2009. The City will retain the westerly 2.13 acres, including the southerly 35 feet of the parcel for an entrance to the Corning Community Park or possible future extension of Fig Lane. The option agreement will give the City the opportunity to purchase the 7.15 acre parcel using the Prop 84 grant funds or purchase the parcel with park development impact funds for the development of a community park including a skateboard and bike park.

FINANCIAL

Proceeds of the sale of a portion of the parcel will be returned to the Park Development Fund for future use. The sale price of \$125,000 offsets the purchase price of the entire parcel purchased by the City in December 2009. The City will recover the funds used for the purchase of the 3.85 acres and will retain 2.13 acres of the original 3.85 acre parcel.

STAFF RECOMMENDS THAT THE CITY COUNCIL:

APPROVE THE RESIDENTIAL PURCHASE AGREEMENT FOR THE SALE OF A PORTION OF THE PROPERTY LOCATED AT 1558 HOUGHTON AVENUE AND AUTHORIZE THE MAYOR TO SIGN THE OPTION AGREEMENT FOR THE CITY TO PURCHASE THE PROPERTY LOCATED AT 1485 TOOMES AVENUE.

ATTACHMENTS

- Exhibit "A" Residential Purchase Agreement
- Exhibit "B" Option Agreement
- Exhibit "C" Assessor's Parcel Map
- Exhibit "D" Aerial Photo

RESIDENTIAL PURCHASE AGREEMENT

Offer to Purchase

DATE: March 24, 2010

THIS IS AN OFFER FROM Paul and Patricia Seligman ("Buyer"),

to purchase the Real Property located in Tehama County, California

Street address: 1558 Houghton Avenue

City: Corning, California

Portion of AP# 71-250-34 (description attached)

1. PURCHASE PRICE AND METHOD OF PAYMENT

Table with purchase price details: The purchase price to be paid by the Buyer (in U.S. Currency) at closing is: \$ 125,000.00. (a) Cash deposits are to be held in trust by Escrow Holder: 1. Earnest money submitted with this offer: \$ 500.00. 2. Additional deposit to be made within days of Acceptance Date: \$. (b) Mortgage financing checked below and described under "Financing," and or in separate addendums. [] Assumption of existing mortgage with approximate balance of: \$. [] New mortgage financing in the amount of: \$. [] Purchase money mortgage or note to seller in the amount of: \$. [] Other considerations described in attached addendum: \$. (c) To complete the purchase, Buyer warrants that Buyer will at closing have additional cash or locally drawn bank or cashier's check(s) in the amount of: \$ 124,500.00.

2. FINANCING

The portion of the Purchase Price not payable in cash will be paid as follows (Check applicable blanks).

- X (a) This is an all cash transaction with no contingency for mortgage loan financing.
[] (b) THIRD PARTY FINANCING: This Agreement is contingent on Buyer's ability to obtain approval of a First Loan in the total amount of \$ within days after the Acceptance Date, at an initial interest no higher than %, with discount, points and origination fees not more than % of the loan amount, and for a term of Years; or a []FHA or []VA loan described in attached FHA/VA addendum, and for which Seller shall pay up to a maximum of \$ in discount points and other fees Buyer is not allowed to pay. Buyer will apply for a loan within 5 days after the Acceptance Date and use all reasonable diligence to get approval. If Buyer fails to get the above loan approval before the closing date, either Buyer or Seller may cancel this Agreement by written notice, and all deposit shall be returned to the Buyer.
[] (c) ASSUMPTION OF EXISTING MORTGAGE LOAN (see addendum for terms).
[] (d) SELLER FINANCING: A promissory note from Buyer to Seller for \$, bearing % interest and containing the terms and conditions described in attached addendum.
[] (e) Other Financing:
[] If checked, this Agreement is contingent on the Property appraising at or above the offered Purchase Price.

3. CLOSING DATE AND POSSESSION:

- A. Close of Escrow shall be on or before April 30, 2010 , unless changed by other parts of this Agreement.
B. Buyer does not, intend to occupy the Property as Buyer's primary place of residence.
C. Seller shall deliver possession and occupancy on the date of Closing.
D. If the Property is tenant occupied, Seller shall comply with rent control and other applicable Law to deliver Property vacant. If such Law does not permit timely vacancy, Seller shall notify Buyer in writing at least days prior to Closing.
E. Seller warrants that on granting of possession the property will be in substantially the same condition it was on the Acceptance Date of this Agreement with the exception of ordinary wear and tear. If Seller or tenant will occupy Property after closing the full terms of the occupancy shall be described on an attached addendum. If Buyer accepts occupancy prior to closing, Buyer assumes all risk of loss to Property and shall be deemed to have accepted Property in its existing condition as of the time of taking occupancy.

4. ALLOCATION OF COSTS

- A. Buyer Seller shall pay for bringing the Property into compliance with Law regarding water heater bracing and smoke detector installation. **Prior to Closing, Seller shall provide Buyer a written statement of compliance with state and local Law regarding these items.**
 - B. Buyer Seller shall pay the cost of compliance with any other mandatory government standards, inspections and reports required as a condition of Closing Escrow.
 - C. Buyer Seller shall pay for owner's title insurance policy, issued by
Northern California Title Insurance Company
-
- (Unless otherwise agreed, Buyer shall pay for any title insurance policy insuring Buyer's Lender)
- D. Buyer Seller shall pay County transfer tax or transfer fee
 - E. Buyer Seller shall pay City transfer tax or transfer fee
 - F. Buyer Seller shall pay HOA transfer Fees:
 - G. Buyer Seller shall pay HOA document preparation fees.
 - H. Buyer Seller shall pay the cost of a one-year home warranty plan, , not to exceed \$

5. BUYER INSPECTIONS: Buyer's Acceptance of the condition of the Property is a contingency of this Agreement. The Buyer or his agent may inspect the Property at least 15 days prior to closing. Inspection may include but are not limited to appliances, heat and air conditioning systems, electrical systems, plumbing, machinery, sprinklers and pool system included in the sale. Buyer may also inspect for lead-based paint hazards and for wood destroying insects. Seller shall make the Property available and shall provide water, gas and electricity on Property during Buyer's Inspections. Unless required by Law, no Inspections shall be made by any government official or employee, without Seller's prior written consent.

- A. **TERMITES, PESTS AND WOOD-DESTROYING ORGANISMS:**
 Buyer Seller shall pay to have a registered structural pest control company examine the Property for wood destroying pests and organisms and prepare a Pest Control Report at least 15 days prior to Closing.
 Buyer Seller shall pay for work to correct infestation or infections which are evident.
 Buyer Seller shall pay to correct conditions likely to lead to infestation or infection.
- B. **OTHER REPORTS AND INSPECTIONS:**
 Buyer Seller shall pay for inspection of septic system or private sewage system.
 Buyer Seller shall pay for a natural hazard zone disclosure report by:
 Buyer Seller shall pay for testing of wells for productivity and water potability.

6. SELLERS DISCLOSURES WITH CANCELLATION RIGHTS:

- A. Within 5 days after Acceptance, a Transfer Disclosure Statement, a Natural Hazard Disclosure Statement, military ordnance disclosure, and a Federal Lead-Based Paint Disclosure shall be completed and delivered to Buyer, who shall return Signed Copies to Seller. Seller shall disclose if Property is located in special flood hazard areas; potential flooding areas; very high fire hazard zones; state fire responsibility areas; earthquake fault zones; seismic hazard zones; or any other zone for which disclosure is required by Law. Seller shall also provide Buyer with earthquake guides and environmental hazards booklets required by California Law.
- B. If prior to Closing, Seller becomes aware of adverse conditions materially affecting the value of the Property, or any significant inaccuracy in disclosures provided to Buyer, Seller shall promptly provide a subsequent written disclosure covering those items.
- C. **MELLO-ROOS DISCLOSURE:** Seller shall make a good faith effort to obtain disclosure notices from local agencies that levy special taxes on the Property; and deliver any such notice to Buyer.
- D. (If checked) **CONDOMINIUM/Common Interest Subdivision:** Property is a unit in a condominium, or other common interest subdivision. Seller shall request from the Home Owners Association (HOA), and upon receipt provide to Buyer: (1) Copies of any documents required by Law; (2) disclosure of any pending or anticipated claims or litigation by or against the HOA; (3) a statement containing the location and number of designated parking and storage spaces
- E. **NOTICE OF VIOLATION:** If, prior to Closing, Seller receives notice or is made aware of any notice filed or issued against the Property, for violations of any Law, Seller shall immediately notify Buyer in writing.

F. DATABASE OF REGISTERED SEX OFFENDERS: Seller provides buyer the following disclosure concerning registered sex offenders: "Notice: The California Department of Justice, sheriff's departments, police departments serving jurisdictions of 200,000 or more and many other local law enforcement authorities maintain for public access a database of the locations of persons required to register pursuant to paragraph (1) of subdivision (a) of Section 290.4 of the Penal Code. The database is updated on a quarterly basis and is a source of information about the presence of these individuals in any neighborhood. The Department of Justice also maintains a Sex Offender Identification Line through which inquiries about individuals may be made. This is a '900' telephone service. Callers must have specific information about individuals they are checking. Information regarding neighborhoods is not available through the '900' telephone service."

7. OTHER DISCLOSURES

- A. FORMER FEDERAL OR STATE ORDNANCE LOCATION DISCLOSURE: For purposes of this disclosure, "former federal or state ordnance locations" means an area identified by an agency or instrumentality of the federal or state government as an area once used for military training purposes which may contain potentially explosive munitions. Seller hereby states, in good faith, that for the neighborhood area within one (1) mile of the Property:
 - Seller **does not have** actual knowledge of any former federal or state ordnance.
 - Seller **does have** actual knowledge of former federal or state ordnance locations.
- B. AFFECTED BY OR ZONED TO ALLOW AN INDUSTRIAL USE: For the purposes of this disclosure, affected by or zoned to allow an industrial use shall refer to established zones or districts under authority of law wherein certain manufacturing or commercial or airport uses are expressly permitted, including canneries, fertilizing plants, refineries and other similar establishments whose operation produce offensive odors. Seller hereby states, in good faith, that:
 - Seller **does not have** knowledge of the Property being affected by or zoned to allow an industrial use.
 - Buyer is advised that the Property is located in an area affected by or zoned to allow an industrial use.
- C. Radon Gas is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present a health risk to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in California. Contact your county public health unit for additional information regarding radon and radon testing.
- D. Seller IS; IS NOT a "Foreign Person" for the purposes of the Foreign Investment in Real Property Tax Act. If Seller is a Foreign Person, Buyer must take all steps to comply with that Act.

8. TITLE AND VESTING:

- A. At least five days prior to Closing, Seller at Seller's expense shall deliver to Buyer a title insurance commitment which is an offer by the title insurer to issue title insurance.
- B. At Closing, Buyer shall receive a grant deed conveying good and marketable title to the Real Property including oil, mineral and water rights, if owned by Seller, subject only to: (a) zoning; (b) general utility, sewer, and drainage easements of record on the Acceptance Date on which the improvements do not encroach; (c) subdivision and / or condominium declarations, covenants, restrictions, and easements of record on the Acceptance Date; (d) leases and other encumbrances specified in this Agreement; and (e) those otherwise accepted by Buyer. Personal Property shall be transferred by a bill of sale with warranty of title and subject only to restrictions contained in this Agreement.

9. SALE OF BUYER'S PROPERTY:

This Agreement IS; IS NOT (check the box that applies) contingent on the sale of the Buyer's property. If this Agreement is contingent on the sale of Buyer's property, describe the property below:

Address: _____

10. TIME FOR ACCEPTANCE OF OFFER AND COUNTEROFFERS

- A. This offer will be withdrawn, and at Buyer's option, deposits will be returned if this offer is not accepted and signed by all parties; or fact of acceptance communicated in writing between the parties within 15 days of presentation to seller.
- B. The "Acceptance" date shall be the date when the last of either the Buyer or Seller signs or initials this offer or the final counteroffer.

11. TIME:

Time is of the essence in this Agreement. Saturdays, Sundays and state or national legal holidays shall be excluded when computing time periods of less than six days. Time periods that end on a Saturday, Sunday, or legal holiday shall, for the purposes of this Agreement, extend to 5 p.m. of the next business day.

12. TIME PERIODS FOR REMOVAL OF CONTINGENCIES OR CANCELLATION:

A. REPORTS AND INSPECTIONS: The following time periods shall apply for completion of reports, inspections, and disclosures required by this Agreement:

- 1. SELLER HAS: 5 Days after Acceptance to request or complete all reports and disclosures for which Seller is responsible. Time period changed to _____ days after Acceptance.
- 2. BUYER HAS: 15 Days after Acceptance to complete all Inspections and review of reports for which Buyer is responsible. Time period changed to _____ days after Acceptance.

B. REPAIRS TO THE PROPERTY AND CANCELLATION:

Property is being so AS IS. Seller is not required to satisfy Buyer's requests for repairs.

C. MORTGAGE LOAN AND CANCELLATION:

No loan contingencies exist. This is an all cash transaction.

D. CANCELLATION AND STATUS OF DEPOSITS:

If either Buyer or Seller cancels this Agreement by written notice pursuant to rights under this Agreement, Buyer and Seller agree to sign mutual instructions to cancel the sale and release deposits, minus applicable fees, to the party entitled to the funds. Either Buyer or Seller may be subject to a civil penalty of up to a thousand dollars for refusal to sign such mutual instructions unless a good faith dispute exists as to who is entitled to the deposited funds.

13. FAILURE OF PERFORMANCE AND LIQUIDATED DAMAGES:

If Buyer fails to comply with the terms of this Agreement, Buyer will be in breach, and Seller may (a) enforce specific performance, or (b) terminate this Agreement and receive the earnest money and other deposits paid by Buyer as liquidated damages, thereby releasing both parties from this Agreement. Seller's failure to make Seller's title marketable, after diligent effort, shall not be a breach of this Agreement. If Seller fails to comply with any other part of this Agreement, Seller will be in breach, and Buyer may (a) seek specific performance, or elect to receive the return of all deposit made by Buyer, without waiving any rights to seek damages resulting from Seller's failure to perform the terms of this Agreement.

14. ARBITRATION OF DISPUTES:

Except for disputes and claims listed under "EXCLUSIONS FROM ARBITRATION," all disputes and claims between Buyer and Seller arising out of this Agreement shall be decided by neutral, binding arbitration by a retired judge, or an attorney with at least 5 years of residential real estate Law experience, who shall render an award in accordance with the California Code of Civil Procedure. All parties to the arbitration shall have the right to discovery as per the California Code of Civil Procedure.

EXCLUSIONS FROM ARBITRATION: The following matters are excluded from Arbitration:

- (1) The filing or enforcement of a mechanic's lien.
- (2) Any matter which is within the jurisdiction of a probate, small claims, or bankruptcy court.
- (3) An unlawful detainer action;
- (4) An action for bodily injury or wrongful death.
- (5) A foreclosure or other action to enforce a deed of trust, mortgage, or installment land sale.

NOTICE: By initialing in the space below you are agreeing to have any dispute arising out of the matters included in the "ARBITRATION OF DISPUTES" provision decided by neutral arbitration as described by California Law and you are giving up any rights you might possess to have the dispute litigated in a court or jury trial. By initialing in the space below you are giving up your judicial right to appeal. If you refuse to submit to arbitration after agreeing to this provision, you may be compelled to arbitrate under the authority of the California code of civil procedure. Your agreement to this arbitration provision is voluntary.

We have read and understand the foregoing and agree to submit disputes arising out of the matters included in the 'Arbitration of Disputes' provision to neutral arbitration:

Buyer's Initials _____ / _____ Seller's Initials _____ / _____

15. ATTORNEY'S FEES:

In any legal action or arbitration between Buyer and Seller arising out of claims or disputes arising from this Agreement, the prevailing party shall be entitled to reasonable attorney's fees and costs from the non-prevailing party.

16. PRORATIONS AND ADJUSTMENTS:

The following items shall be paid current and prorated between Buyer and Seller as of Close of Escrow: taxes, insurance, interest, homeowner's association fees, municipal utilities, rents, including water rent and ground rent and other expenses and revenue of the Property, payments on Mello-Roos and other Special Assessment District bonds and assessments that are now a lien. Prorated payments on Mello-Roos and other Special Assessment District bonds and assessments that are now a lien but not yet due shall be assumed by Buyer without credit towards the purchase price. Supplemental tax bills for periods AFTER the Close of Escrow shall be paid by Buyer, and by the Seller for periods PRIOR to the Close of Escrow. Proration shall be based on a 30 day month; and any heating or cooking fuels remaining in supply tank(s) at time of Close of Escrow shall become the property of the Buyer.

17. WITHHOLDING TAXES:

Buyer and Seller agree to fill out and file all forms, affidavits, and statements required to comply with federal and California tax withholding Law.

18. EQUAL HOUSING OPPORTUNITY:

The Property is sold to Buyer in compliance with all anti-discrimination Law.

19. INSTRUCTIONS TO ESCROW HOLDER:

This Agreement constitutes the Instructions of Buyer and Seller to the Escrow Holder, which Escrow Holder is to use, along with any additional mutual instructions, to close the transaction. Buyer and Seller will execute additional instructions, documents and forms necessary to complete this transaction as specified by Escrow Holder. If required by law or local practice, a copy of this Agreement shall be delivered to Escrow Holder within three business days after the date of Acceptance of this Agreement.

20. The real estate brokers named below are the only brokers entitled to compensation in connection with this Agreement:

No brokers or real estate agents are involved in this transaction.

21. Addresses of Buyer and Seller for the purpose of serving notices under this Agreement.

BUYER: Street Address	470 Clipper St.		
City:	San Francisco	State:	Ca Zip: 94114
Phone:	email:		
<hr/>			
SELLER: Street Address	794 Third Street		
City:	Corning	State:	Ca Zip: 96021
Phone:	email:		

22. TYPEWRITTEN OR HANDWRITTEN PROVISIONS.

Typewritten or handwritten provisions inserted in this form or appearing under SPECIAL CLAUSES shall control all printed provisions in conflict therewith.

23. ADDENDUMS, SUPPLEMENTS AND SPECIAL CLAUSE(S):

The following checked items are attached and are a part of this Agreement.

- Buyer's Inspection Advisory Lead-Based Paint
- Purchase Agreement Addendum Natural Hazard Disclosure Statement
- Other:

SPECIAL CLAUSES:

The buyers, by separate documentation, are providing seller, the City of Corning, an option for a period of 18 months beginning April 1, 2010 to purchase their property located at 1485 Toomes Avenue, Corning, California (A.P. # 71-250-35) for the amount of \$200,000. This option is a part of the consideration being given in support of this agreement and this agreement is part of the consideration being given for the option. The buyers in the present transaction are, for a reasonable price, acquiring the property identified in this agreement (A.P. # 71-250-34), property which is of value to them, and, in return, are giving the City of Corning an irrevocable option to purchase property owned by buyers, also for a reasonable price, property which is of value to the City for purposes of developing such property as park land and for related purposes.

Please read carefully.

This document is intended as a legally binding Agreement so

Please seek the advice of an attorney if there is any part not fully understood.

AUDRIE.COM makes no representation or warranty, expressed or implied, with respect to the appropriateness of this form for an intended use and purpose. Consult your attorney if you doubt this form's fitness for your purpose and use.

Seller accepts this offer and warrants that Seller is the owner of the Property or has the authority to execute this Agreement.

Buyer's Signature
Print Name: Paul Seligman

Seller's Signature
Print Name: City of Corning

Buyer's Signature
Print Name: Patricia Seligman

Seller's Signature
Print Name: City of Corning

ACCEPTANCE DATE:

This Offer or Counteroffer is hereby accepted at _____ o'clock AM/PM on the _____ day of _____, 20_____

Escrow Holder: _____ Escrow Number: _____

Escrow Holder acknowledges receipt of a copy of this Agreement and agrees to act as Escrow Holder under the terms of Escrow Holder's general provisions and the terms of this Agreement.

If checked Escrow Holder acknowledges receipt of \$ _____ As a deposit to be held in Escrow of

Date: _____

Signature _____ Date

EXHIBIT "B"

RECORDING REQUESTED BY:

Fitzpatrick Law Offices
1135 Pine Street, Suite 107
Redding, California 96001

WHEN RECORDED RETURN TO:

City Clerk
City of Corning
794 Third Street
Corning, California 96021

OPTION TO PURCHASE LAND

This Option to Purchase Land is made by Paul and Patricia Seligman, husband and wife, hereinafter referred to as "SELIGMANS" and the City of Corning, a municipal corporation, hereinafter referred to as "CITY."

WHEREAS, SELIGMANS are the owners of real property located in the City of Corning, County of Tehama, State of California, more particularly described as follows:

Lot 43, according to the official map of "Fairview Fruit Lands" now on file in the office of the County Recorder of the County of Tehama, State of California, being a subdivision of Section 22, Township 24 North, Range 3 West, Mount Diablo Base and Meridian

A.P. # 71-250-35

WHEREAS, CITY wishes to have a commitment from the SELIGMANS which would allow the CITY to purchase the land identified above until October 1, 2010 for an agreed price of \$200,000; and

WHEREAS, SELIGMANS are willing to commit to the CITY that it will be entitled to

purchase this land for such price if the CITY, within this period of time, notifies them that it is ready to do so;

NOW, THEREFORE, the CITY and the SELIGMANS agree as follows:

- 1. Whereas clauses:** The foregoing clauses are considered a part of the effective provisions of this Option agreement and are binding upon the parties.
- 2. Option to Purchase:** SELIGMANS hereby grant to CITY an exclusive and irrevocable Option to Purchase the above-identified property for the price of \$200,000 until October 1, 2011. The consideration provided by CITY to SELIGMANS for this Option is the benefit of selling to them a portion of the CITY-owned parcel identified as A.P. # 71-250-34 for a favorable price.
- 3. Recordation of Option:** This option agreement may be recorded by either party hereto to place others on notice of its contents.
- 4. Land Subject to Option:** The land subject to this option is owned free and clear by the SELIGMANS and the SELIGMANS agree that they will hold the land without encumbrances and liens of any kind against it throughout the option period which shall expire on October 1, 2011. If and when CITY exercises its option, SELIGMANS will convey clear title to such property to CITY with any taxes being apportioned between SELIGMANS and CITY as of the close of escrow.
- 5. Exercise of Option:** CITY may exercise its option within the time specified by providing SELIGMANS with written notice of its intent to do so. Notice will be considered complete when mailed first class mail to Paul and Patricia Seligman at 470 Clipper Street, San Francisco, California 94114.
- 6. Obligations following Exercise:** Upon exercise of this Option, CITY will open an escrow at

Northern California Title Company in Corning, California and deposit, within thirty (30) days thereafter, the sum of \$200,000 into said escrow. SELIGMANS will act promptly in executing any and all documents required to allow the escrow to proceed and clear title to be conveyed to CITY. The parties agree to close escrow within forty-five (45) days of its opening.

7. Attorney fees and costs. In the event of a dispute between the parties arising out of this agreement, the prevailing party shall be entitled to an award of reasonable attorney fees and costs.

8. Venue. The agreed venue for any legal actions arising out of this agreement shall be in Tehama County, State of California.

SO AGREED.

CITY OF CORNING

GARY R. STRACK,
Mayor, City of Corning

PAUL SELIGMAN

PATRICIA SELIGMAN

State of California
County of Tehama

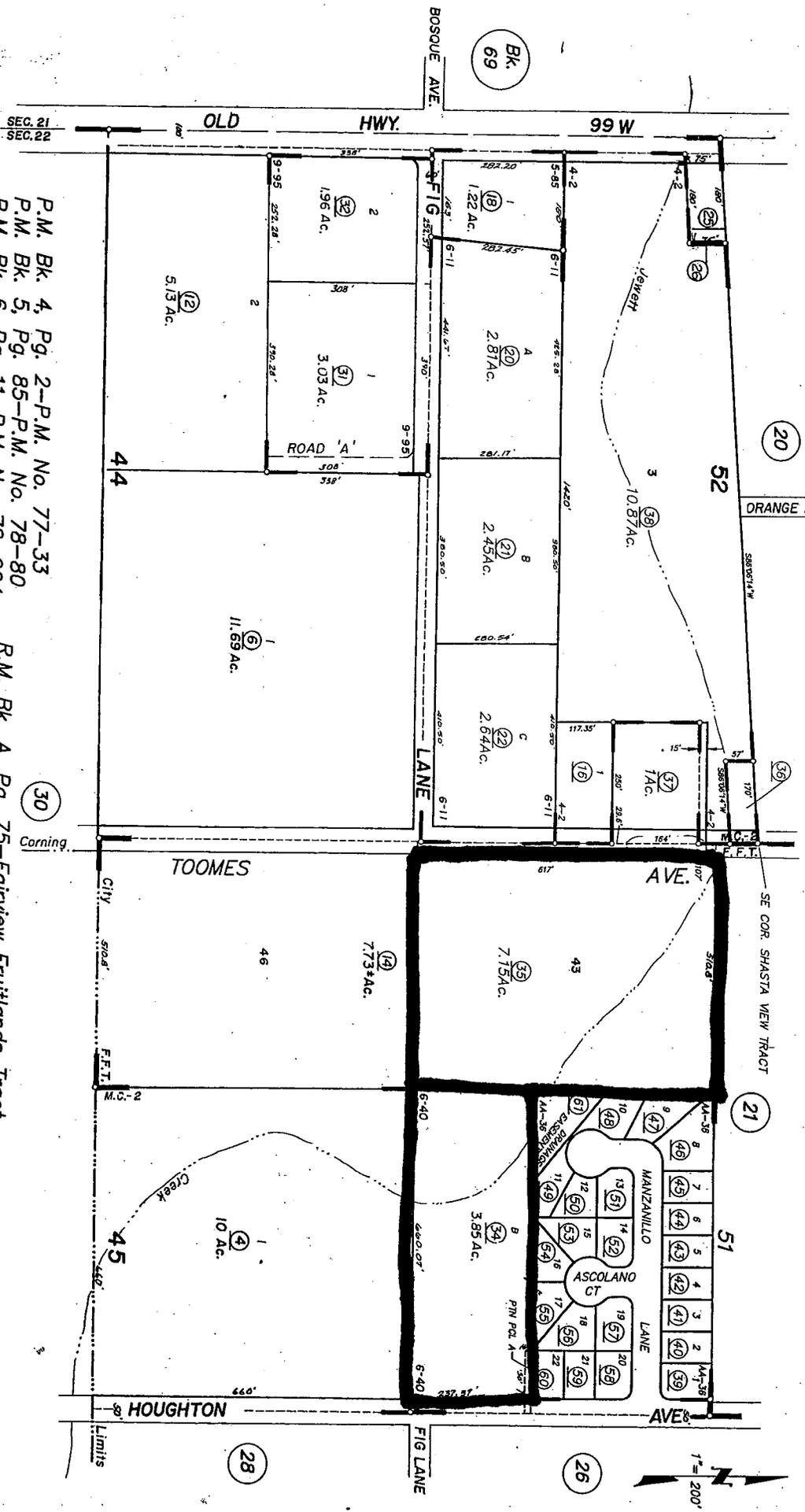
On _____ before me, _____, a Notary Public, personally appeared _____ who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

EXHIBIT "C"



- P.M. Bk. 4, Pg. 2-P.M. No. 77-33
- P.M. Bk. 5, Pg. 85-P.M. No. 78-80
- P.M. Bk. 6, Pg. 11-P.M. No. 78-264
- P.M. Bk. 6, Pg. 40-P.M. No. 79-58
- P.M. Bk. 9, Pg. 95-P.M. No. 89-28

- R.M. Bk. A, Pg. 75-Fairview Fruitlands Tract
- R.M. Bk. B, Pg. 1-Maywood Colony No. 2
- R.M. Bk. L, Pg. 2-Southwesternly pth. Corning
- R.M. Bk. AA, Pg. 36-Tract No. 03-1007

NOTE-Assessor's Block Numbers Shown in Ellipses
 Assessor's Parcel Numbers Shown in Circles

Assessor's Map Bk. 71 -Pg. 25
 County of Tehama, Calif.

EXHIBIT "D"

TOOMES AVENUE

7.15 acres

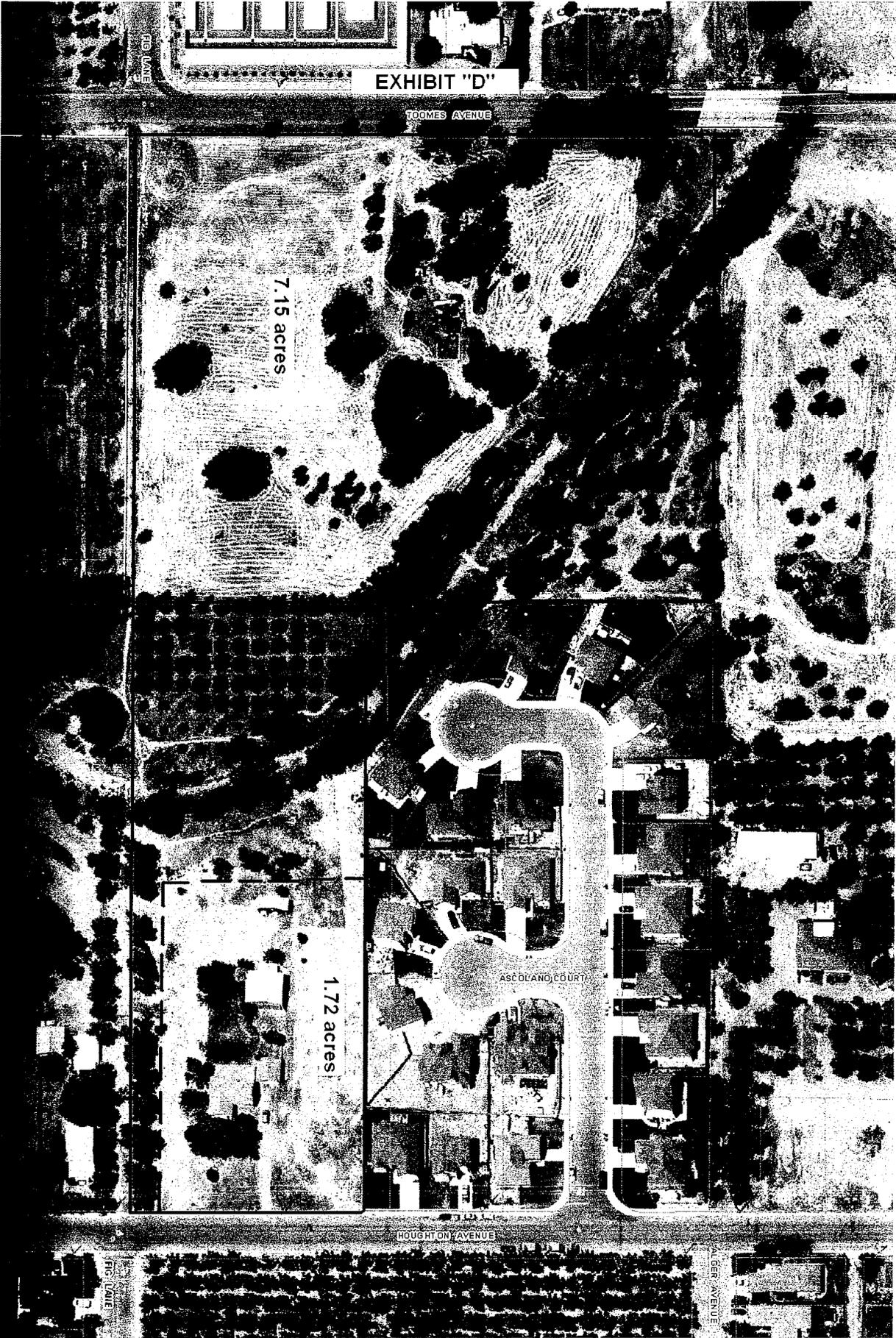
1.72 acres

ASCOLAND COURT

HOUGHTON AVENUE

100' WIDE

100' WIDE



ITEM NO. K-15
POLICY STATEMENT REGARDING PUBLIC
WORKS DEPARTMENT REMOVAL OF
CURBSIDE PRUNINGS AND CLIPPINGS AND
BULKY ITEMS

APRIL 13, 2010

TO: CITY COUNCIL OF THE CITY OF CORNING, CALIFORNIA
FROM: STEPHEN J. KIMBROUGH, CITY MANAGER
JOHN L. BREWER, AICP; PUBLIC WORKS DIRECTOR

Steve

JB

SUMMARY:

At the March 23rd meeting the City Council postponed action on this matter pending staff preparation and subsequent Council review of notices that would be provided to the public. A copy of that staff report, including its policy recommendations (Page 4 of that report) is attached.

NOTICE:

Staff has prepared two notice options for Council consideration. The first is a simple 4" X 6" postcard that could be mailed to our utility customer list. Of course only one side of the card can carry a message, since the other side is for addressing. Note that its limited size affords little space for a legible message, particularly if that message is to be repeated in Spanish. With around 2,200 customers, we expect the printing and postage costs for this postcard would be about \$725.00.

The second option is the attached two-sided letter sized notice. The State of California requires us to compile and mail our annual water report to all water customers. We have to do that before the end of the fiscal year (June 30th). We can readily insert another page for little additional cost-essentially just the cost of the paper. That option provides enough space for a much more thorough message that's repeated in Spanish on the back side. (Note that as of this printing, we're still checking the Spanish translation for accuracy-so revisions may yet occur to that version)

In addition to the mailed notice, staff will also post information on the City's website regarding the changed policies for "Yardwaste", Bulky Items, and Fall Leaf Pick-up services. Note that both notice options direct readers to the City's website for additional info.

STAFF RECOMMENDATION:

That the City Council:

- **ADOPT THE ATTACHED "GREENWASTE" AND "BULKY APPLIANCE" POLICY STATEMENTS AND DIRECT STAFF TO TAKE STEPS TO ADVISE THE PUBLIC OF THE CHANGED POLICIES.**
- **REVIEW THE TWO OPTIONS AND PROVIDE STAFF DIRECTION REGARDING THE PUBLIC NOTICE OF THE REVISED POLICIES AFFECTING YARDWASTE AND BULKY ITEM COLLECTIONS.**

GREENWASTE AND BULKY ITEM POLICIES

Greenwaste Policies:

- 1.) *At this time, the City Public Works Department hasn't the staff resources to collect curbside tree, shrub or yard clippings deposited by adjacent property owners or tenants.*
- 2.) *Regardless of its origin, trash and refuse (including greenwastes), shall not be deposited on City property, including City street rights of way, except when the refuse is within one or more containers provided by Corning Disposal Co. In exception to this policy, leaves, collected as part of the City's Autumn Leaf Collection program, may be temporarily deposited at the curbside.*
- 3.) *Residents and commercial tenants shall dispose of greenwastes such as yard, tree and shrub prunings and clippings, within the Corning Disposal supplied greenwaste containers which are emptied bi-weekly. Quantities exceeding the Corning Disposal limits may be disposed by multiple greenwaste collection cycles, or by personally transporting to an approved waste disposal site.*
- 4.) *Those responsible for discarding "Greenwastes" on City property should be advised that their actions amount to littering and given the opportunity to voluntarily abate the litter in lieu of citation.*
- 5) *The City may sponsor one or more annual events where greenwastes are collected at the curbside. Any such events shall be advertised in the newspaper and posted on the City's website.*

B. Bulky Appliance Policies:

- 1.) *The City Public Works Department hasn't the staff resources to collect curbside appliances, or furniture items deposited on City property, including street rights of way.*
- 2.) *Except for the regularly scheduled curbside "Bulky Goods" collection events (typically four events per year), no one shall deposit appliances, or furniture items on City property, including street right of ways.*
- 3) *Those responsible for discarding "Bulky Goods" on City property should be advised that their actions amount to littering and given the opportunity to voluntarily abate the litter in lieu of citation.*
- 4.) *Residents and commercial tenants shall dispose of bulky items such as appliances, and furniture items through regular "Bulky Items" collection events conducted by Corning Disposal Co., or by personally transporting to an approved waste disposal site, or another approved disposal method.*

Postcard Option

Curbside "Greenwaste" & "Bulky Item" collection policies within the City of Corning

The City of Corning has new policies regarding collection of "greenwastes" (tree, shrub and yard clippings) and "bulky items" (appliances, furniture) that are deposited on the street. These policies do not affect "greenwaste" or "bulky item" collections by Corning Disposal Co.

The City Public Works Department will no longer collect greenwastes or bulky items placed in the street. Greenwastes and bulky items left in the street will generally be regarded as "litter". Those determined responsible may be cited in accordance with applicable state and local laws.

Exceptions to these policies include leaves deposited for City removal during the fall season, and "bulky items" left not more than 3 days prior to a "Bulky Goods" removal event scheduled by Corning Disposal Company (tel. 824-4700).

Visit the City's website (www.corning.org) or call City Hall at 824-7029 for more information.

Bordillo "yarda" y "Artículos Voluminosos" las políticas de recogida dentro de la ciudad de Corning

La ciudad de Corning ha nuevas políticas respecto a la recopilación de "greenwastes" (árboles, arbustos y recortes de patio) y "objetos voluminosos" (electrodomésticos, muebles) que se depositan en la calle. Estas políticas no afectan "yarda" o "artículos voluminosos" colecciones de Corning eliminación Co.

El Departamento de Obras Públicas de la Ciudad ya no recogen greenwastes o artículos voluminosos situado en la calle. Greenwastes y objetos voluminosos en la calle a la izquierda en general se considera como "basura". Los responsables determinación podrá ser citado, de conformidad con las leyes estatales y locales.

Las excepciones a estas políticas incluyen las hojas depositados para el retiro de la ciudad durante la temporada de otoño, y "objetos voluminosos" izquierda no más de 3 días antes de un evento "Productos Voluminosos retiro", programado por Corning Disposal Company (tel. 824-4700).

Visite el sitio Web de la Ciudad (www.corning.org) o llame al Ayuntamiento al 824-7029 para más información.

Letter Option

Curbside “Greenwaste” & “Bulky Item” collection policies within the City of Corning

The Corning City Council amended its policies regarding Public Works Department “Greenwaste” and “Bulky Item” collections on _____, 2010.

Greenwaste Policies:

- 1.) At this time, the City Public Works Department hasn't the staff resources to collect curbside tree, shrub or yard clippings deposited by adjacent property owners or tenants.*
- 2.) Regardless of its origin, trash and refuse (including greenwastes), shall not be deposited on City property, including City street rights of way, except when the refuse is within one or more containers provided by Corning Disposal Co. In exception to this policy, leaves, collected as part of the City's Autumn Leaf Collection program, may be temporarily deposited at the curbside.*
- 3.) Residents and commercial tenants shall dispose of greenwastes such as yard, tree and shrub prunings and clippings, within the Corning Disposal supplied greenwaste containers which are emptied bi-weekly. Quantities exceeding the Corning Disposal limits may be disposed by multiple greenwaste collection cycles, or by personally transporting to an approved waste disposal site.*
- 4.) Those responsible for discarding “Greenwastes” on City property should be advised that their actions amount to littering and given the opportunity to voluntarily abate the litter in lieu of citation.*
- 5) The City may sponsor one or more annual events where greenwastes are collected at the curbside. Any such events shall be advertised in the newspaper and posted on the City's website.*

Bulky Appliance Policies:

- 1.) The City Public Works Department hasn't the staff resources to collect curbside appliances, or furniture items deposited on City property, including street rights of way.*
- 2.) Except for the regularly scheduled curbside “Bulky Goods” collection events (typically four events per year), no one shall deposit appliances, or furniture items on City property, including street right of ways.*
- 3) Those responsible for discarding “Bulky Goods” on City property should be advised that their actions amount to littering and given the opportunity to voluntarily abate the litter in lieu of citation.*
- 4.) Residents and commercial tenants shall dispose of bulky items such as appliances, and furniture items through regular “Bulky Items” collection events conducted by Corning Disposal Co., or by personally transporting to an approved waste disposal site, or another approved disposal method.*

Questions regarding these policies may be directed to the Corning Public Works Department at City Hall-794 Third Street-telephone 824-7025.

Questions regarding “Bulky Item Pick-up” or Greenwaste Collection services offered by Corning Disposal Company, should be directed to Corning Disposal Co. at 3281 Highway 99-W-telephone: 824-4700.

Bordillo "yarda" y "Artículos Voluminosos" las políticas de recogida dentro de la ciudad de Corning

La ciudad de Corning Consejo modificó su política con respecto Departamento de Obras Públicas "yarda" y "Artículos Voluminosos" colecciones de _____, 2010.

Yarda políticas:

(1.) En este momento, el Departamento de Obras Públicas de la Ciudad no cuenta con los recursos humanos para recoger árbol de la acera, arbustos o en el patio recortes depositados por los dueños de propiedades adyacentes o inquilinos.

2.) Independientemente de su origen, la basura y desechos (incluyendo greenwastes), no se depositarán en la propiedad de la ciudad, incluidos los derechos de las calles de la ciudad de paso, excepto cuando la basura se encuentra dentro de uno o más recipientes proporcionados por la eliminación Corning Co. En excepción a esta política, las hojas, recogida como parte del programa de otoño de la Ciudad Recolección de hojas, puede ser temporalmente depositado en la acera.

3.) Los residentes y arrendatarios comerciales, dispondrá de greenwastes como patio, restos de poda de árboles y arbustos y recortes de prensa, en la eliminación Corning suministra contenedores yarda que son vaciados dos veces por semana. Las cantidades que sobrepasen los límites Corning salida al mercado pueden ser eliminados por los múltiples ciclos de recogida yarda, o por el transporte de personal a un vertedero autorizado.

4.) Los responsables de los descartes "Greenwastes" en la propiedad de la ciudad deben saber que sus acciones cantidad de basura y la posibilidad de reducir voluntariamente la basura en lugar de la cita.

5) La Ciudad puede patrocinar a uno o más eventos anuales que greenwastes se recogen a la acera. Todo estos eventos se anunciarán en el periódico y en el sitio web de la Ciudad.

Voluminosos Políticas Appliance:

1.) El Departamento de Obras Públicas de la Ciudad no cuenta con los recursos humanos para recoger los aparatos en las aceras, artículos o muebles depositados en la propiedad de la ciudad, incluidos los derechos de la calle de paso.

2.) Excepto para los eventos de recolección programado regularmente acera "Productos Voluminosos" (generalmente cuatro eventos al año), nadie depositará electrodomésticos, muebles o artículos en la propiedad de la Ciudad, incluyendo calle de la derecha de formas.

3) Los responsables de los descartes "Productos Voluminosos" en la propiedad de la ciudad deben saber que sus acciones cantidad de basura y la posibilidad de reducir voluntariamente la basura en lugar de la cita.

4.) Los residentes y arrendatarios comerciales deberán disponer de artículos voluminosos, como electrodomésticos, muebles y artículos, participando periódicamente en "eventos de colección objetos voluminosos" llevada a cabo por la eliminación Corning Co., o por el transporte de personal a un vertedero autorizado, u otro método de eliminación aprobados .

Las preguntas sobre estas políticas podrá ser dirigida al Departamento de Obras Públicas Corning en el Ayuntamiento-794 Third Street, teléfono 824-7025.

Preguntas sobre "Artículos Voluminosos Pick-up" o yarda servicios de recogida ofrecidos por la empresa Corning eliminación, deben ser dirigidas a la eliminación Corning Co. en 3281 a la autopista 99-W- teléfono: 824-4700.

ITEM NO: K-16
REQUEST TO REDUCE DAY USE FEES FOR
YOST PARK BALLFIELD
APRIL 13, 2010

TO: HONORABLE AMYOR AND COUNCILMEMBERS
OF THE CITY OF CORNING

FROM: STEPHEN J. KIMBROUGH, CITY MANAGER
JOHN BREWER, DIRECTOR OF PUBLIC WORKS
KIMBERLY BECK, RECREATION SUPERVISOR



SUMMARY:

The Corning Adult Softball League approached the Recreation Commission at it's meeting on Tuesday, April 6, 2010 with the request that the City reduce or waive the \$83 per day use fee that will be charged to the League. The Recreation Commission heard their concerns and is recommending to the City Council that a staff analysis be done of the use fee that will either support or change the fee.

BACKGROUND:

The Corning Use Fees for Yost Field are as follows:

Corning Fees:

\$ 75 Cleanup deposit.	\$ 8 Daily Light Fee	\$ 16 Weekend Field Light Fee
\$ <u>25 Key deposit</u>	<u>\$75 Daily Use Fee</u>	<u>\$150 Weekend Use Fee</u>
\$100 Refundable	\$83 Non-Refundable	\$166 Non-Refundable

City Staff does not know when or how these fees were set, except that they have been in place for a long time and have not been charged for a number of years until the City established it's Recreation Program. Last year the Adult Leagues were a City Program and the daily use fees were wrapped into the base fee charged per team within the League. Now that the City is no longer running the Adult Softball League, the Use Fees apply.

City Staff will undertake a review of the costs associated with supporting the use of Yost Park. The City charges for the Adult League play, but does not charge for youth sports Leagues such as Little League or youth football.

In the meantime however, League play is due to start at the end of April, and City Staff agrees that the fees appear high. For this reason, Staff suggests that the City Council establish an interim daily use fee of \$30 while a permanent fee is under study.

RECOMMENDATION:

MAYOR AND COUNCIL SET THE INTERIM YOST PARK USE FEES AT:

- \$30 PER DAY
- \$75 REFUNDABLE CLEAN-UP DEPOSIT; AND
- \$25 REFUNDABLE KEY DEPOSIT

Red Bluff Fees:

\$16 Lights
 \$36 Day Game
 \$56 Night Game w/lights
 \$205 Weekend Tournament
 \$62 Friday Tournament
 \$82 Saturday Tournament
 \$82 Sunday Tournament

Willows Fees:

\$15 Softball Fields
 w/o Prep.
 \$57.67 Softball Fields
 With Prep.
 \$15 Lights (per hour)
 \$95 Weekend
 w/o lights

Redding Fees:

\$ 7 Processing Fee
 \$ 25 Reservation
 \$ 65 Non Athletic Field (Non Profit)
 \$ 90 Non Athletic Field (Profit)

Anderson Fees:

\$75/Day w/\$100 Deposit
 Softball Fields
 \$75/Day w/\$100 Deposit
 Soccer Fields

Orland Fees:**Athletic Fields (Not local League):****Weekends-2 hour field use:**

\$25 Resident
 \$35 Non-Resident
 \$200 Over 100 attendees per area/per use
 \$500 Over 500 attendees per area/per use

Weekends/Holidays-2 hour field use:

\$40 Resident
 \$45 Non-Resident

Lights (Hourly per field):

\$25 (additional to field use rate, n/a to those maintaining lights and paying power bill directly)

Adult Tournament per field, per tournament:

(Exceptions possible for local Leagues providing all maintenance/operations costs for field on a year round basis.)

\$200 Resident
 \$400 Non-Resident

Chico Area Recreation & Park District (CARD) Fee Schedule**Softball Tournaments Co-sponsored by CARD (Fee schedule covers the cost for maintenance, facility supervisor, incidental costs, clean-up fee and lights (2 field max.):**

\$100 Deposit
 \$150 Daily Tournament Rental (per field – 12 hours)
 \$15 Entry fee per team
 \$18 Hourly Rate (per field)
 \$33 Field Prep (per field w/hourly rental)
 Applicant will pay full fee for any partial use of a field.

Soccer/Hockey/Football Type Events (per facility):

\$100 Deposit
 \$80/field-Field preparation (1 time prep.)
 \$21/hour-Facility Supervisor
 \$28/hour-Lights
 \$5/hour-Field use only

Special Events:

\$100 Deposit
 \$TBD (To be determined) Field Preparation
 \$21/hour-Facility Supervisor

Softball Field (Team Practice/Group Use):

\$21/Field-Field Preparation
 \$28/hour-Facility Supervisor/Lights
 \$5/hour, 1 hour block-Field Reservation

**ITEM NO: K-17
CITY PROGRAM REDUCTIONS NEEDED TO
BALANCE THE BUDGET
APRIL 13, 2010**

**TO: HONORABLE MAYOR AND COUNCILMEMBERS
OF THE CITY OF CORNING**

FROM: STEPHEN J. KIMBROUGH, CITY MANAGER

SUMMARY:

The Mayor challenged the City Staff at the last Council Meeting to develop a plan to reduce City expenditures and bring them in line with the available revenue. The City Council concurred, after listening to a number of ideas on how the City might reduce operating costs.

The City Staff will present a plan that can cut as much as \$900,000 from City services funded by the General Fund.

All of the solutions are considered temporary by the Management Staff, but necessary to carry the City through the next three years until the economic recession is over.

RECOMMENDATION:

MAYOR AND COUNCIL HEAR THE PRESENTATION AND ACT ON AS MANY OF THE RECOMMENDATIONS AS POSSIBLE IN ORDER TO SET THE FINAL PLANNING IN MOTION.