



**CITY OF CORNING
SPECIAL COUNCIL MEETING SESSION**

**MONDAY, AUGUST 16, 2010
CITY COUNCIL CHAMBERS
794 THIRD STREET**

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

B. ROLL CALL:

Council:

**Vacant
Ross Turner
Toni Parkins
John Leach
Gary Strack**

Mayor:

C. PLEDGE OF ALLEGIANCE:

D. 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.**

E. REGULAR AGENDA:

- 1. City Acquisition of the "Kauffman Building" for One Dollar (\$1.00) – Discussion and Action.**
- 2. Approve Resolution 08-16-10-01 Modifying the Dollar Amount and Project List presented in Resolution No. 12-08-09-01.**

H. ADJOURNMENT!:

POSTED: THURSDAY, AUGUST 12, 2010

ITEM NO.:
OFFER TO SELL KAUFFMAN BUILDING LOCATED
AT 1310 – 1302 SOLANO STREET TO CITY OF
CORNING FOR ONE DOLLAR
AUGUST 16, 2010

TO: HONORABLE MAYOR AND COUNCILMEMBERS
OF THE CITY OF CORNING

FROM: STEPHEN J. KIMBROUGH, CITY MANAGER



SUMMARY:

The owners of the Kauffman Building at 1310 – 1302 Solano Street have recently taken the property back through foreclosure from the previous owner. Working with Terry Hoofard, City Building Official, the owners engaged a Structural Engineer to evaluate a problem with the two story building wall adjacent to Solano Street sidewalk.

The building is hazardous for occupancy, but the owner's cannot afford to make the repairs, nor demolish the building. The owners know that something must be done to eliminate a dangerous condition and have offered the building to the City of Corning for one dollar (\$1). Staff believes that the City should accept the building and immediately initiate meetings with 3CORE, the Regional Economic Development Corporation, in order to find funding to pay for the demolition which would later be recovered through sale or development of the property.

This important issue needs immediate City Council attention and a decision.

BACKGROUND:

Bill Grant owned the Kauffman Building for a number of years, when he passed away his wife sold it to the Ephland's who later sold it to an investor from Nevada.

It was the investor who initiated the work of demolishing the sheds at the rear of the building. When the investor ran into financial problems, he abandoned the building to foreclosure by the Ephlands who are now offering the property to the City of Corning.

City Building Official Terry Hoofard is an experienced building contractor in addition to being a certified Building Official and he has worked with the Structural Engineer in evaluating the front wall of the building. If the wall falls, it very well may lead to the colapse of the rest of the structure. In addition, the roof structure and old wooded trusses have also rotted from water leakage; should they fail the roof could colapse causing the front wall to fall and the building to colapse.

The tenants of the building have already been notified and are seeking other commercial space.

There is serious illness in the Ephland family and they are unable to undertake the investment to restore the building or demolish it. They have sought investors and buyers, met with their Attorney and the Structural Engineer and concluded that their best option would be to give the building for one dollar to the City of Corning because the City has the capability of obtaining economic development loans to demolish the building.

City Staff needs authority to purchase the property for one dollar following a review of the Title Report in order to ensure that the City is not accepting any unknown liabilities. Staff will return with a report to the City Council at its regular meeting on August 24, 2010.

RECOMMENDATION:

MAYOR AND CITY COUNCIL AUTHORIZE THE PURCHASE OF THE KAUFFMAN PROPERTY FOR ONE DOLLAR (\$1) CONTINGENT UPON THE PROPERTY BEING FREE OF LEINS.

**ITEM NO:
APPROVE RESOLUTION 08-16-10-01
MODIFYING THE DOLLAR AMOUNT AND
PROJECT LIST PRESENTED AND
AWARDED IN RESOLUTION NO. 12-08-09-01
AUGUST 16, 2010**

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

**FROM: STEPHEN J. KIMBROUGH, CITY MANAGER 
TERRY HOOFARD, BUILDING OFFICIAL**

SUMMARY:

After many months of correspondence back and forth with the Energy Commission regarding Grant #CBG-09-118, the City has now received notification that the grant has finally been executed. However there have been a few modifications in the dollar amount and the work that will be covered. See attached Project Listing Summary. The total amount available to the City is now \$40,604 (\$135 more than previously thought).

Because the project list has been amended to remove some projects and add others, the awarded Grant dollar amount has changed. The Energy Commission would now like a revised Resolution that reflects the modified project list and awarded dollar amount.

BACKGROUND:

The American Recovery and Reinvestment Act of 2009 (ARRA) provides funding for the State implemented "Energy Efficiency and Conservation Block Grant Program (EECBG)". This program offers grants to Cities throughout the State for projects that improve energy efficiency. The California Energy Commission has been allocated \$49.6 million for the EECBG Program, not less than 60% or approximately \$29.7 million of these funds to small Cities and Counties not eligible for direct grants from DOE (US Dept. of Energy).

As stated above, in preparation for this grant application, California Energy Commission staff audited City buildings and completed a spreadsheet that identified various energy efficiency improving measures that would qualify for funding under the EECBG program. The City is now ready to proceed with the grant application.

City Council approved Resolution 12-08-09-01 (attached) on December 8, 2009. This Resolution authorized the submittal of an Energy Efficiency and Conservation Block Grant (EECBG) application in the amount of \$40,469, and authorized the City Manager to execute the required documents and implement project specifications. To qualify, the California Energy Commission had to receive our application no later than Tuesday, January 12, 2010.

The total amended grant amount available to the City is \$40,604. All funded projects must be completed by September 13, 2012.

RECOMMENDATION:

MAYOR AND COUNCIL APPROVE RESOLUTION 08-16-10-01 NOTING THAT THIS RESOLUTION MODIFIES THE DOLLAR AMOUNT AND PROJECT LIST THAT WAS PRESENTED IN RESOLUTION NO. 12-08-09-01 AS FOLLOWS:

- **MODIFIES THE SUBMITTED AMOUNT OF THE ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT APPLICATION AMOUNT FROM \$40,469 TO \$40,604 AS SHOWN ON EXHIBIT "B", AND**
- **MODIFIES THE APPROVED LIST OF PROJECTS AS SHOWN ON EXHIBIT "A"**

RESOLUTION NO. 08-16-10-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORNING
REVISING THE DOLLAR AMOUNT AND PROJECT LIST
PRESENTED IN CITY OF CORNING RESOLUTION NO. 12-08-09-01
WHICH**

AUTHORIZED THE SUBMITTAL OF AN ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT APPLICATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE REQUIRED DOCUMENTS AND IMPLEMENT PROJECT SPECIFICATIONS.

WHEREAS, the City Council of the City of Corning recognizes that it is in the interest of the Regional, State, and National economy to stimulate the economy; create and retain jobs; reduce fossil fuel emissions; and reduce total energy usage and improve energy efficiency within our jurisdiction; and

WHEREAS, Energy Efficiency and Conservation Block Grant (EECBG) funds are available through the California Energy Commission's EECBG Program for grants to eligible local governments for cost-effective energy efficiency projects; and

WHEREAS, the City of Corning is eligible for EECBG funding under the California Energy Commission's EECBG Program; and

WHEREAS, the City of Corning is proposing to implement the revised energy efficiency project/s described in Exhibit A in order to qualify for EECBG funds from the California Energy Commission; and

WHEREAS, the City of Corning has considered the application of the California Environmental Quality Act (CEQA) to the approval of the energy efficiency project/s revised and described in Exhibit A and B; and

NOW, THEREFORE, BE IT RESOLVED that in compliance with the CEQA, the City Council of the City of Corning finds that the approval of the revised energy efficiency project/s described in Exhibit A is/are "project" under CEQA that is/are exempt pursuant to Section 15301, Class 1, because it is a minor alteration of an existing public structure involving no expansion of an existing use.

BE IT ALSO RESOLVED that the City Council of the City of Corning has previously authorizes the submittal of the application to the California Energy Commission's EECBG Program for funds to execute the proposed project/s described in Exhibits A and B.

BE IT ALSO RESOLVED, if recommended for funding by the California Energy Commission, the City Council of the City of Corning authorizes the City of Corning to accept a grant award up to the amount of this application for \$40,604, and, that Stephen J. Kimbrough, City Manager acting for the City of Corning is hereby authorized and empowered to execute in the name of the City of Corning, all necessary contracts and agreements, and amendments hereto, to implement and carry out the purposes specified in the application.

The foregoing Resolution was passed and approved by the City Council of the City of Corning on this 16th day of August, 2010 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Gary R. Strack, Mayor

Lisa M. Linnet, City Clerk

**Project Listing Summary
City of Corning**

Rodgers Theater Retrofit Projects (Contractor Projects)

Install insulation

Existing	Qty	Replacement	Qty
No Insulation	0	Install R-38 on the existing ceiling	1

Install Cool Roof

Existing	Qty	Replacement	Qty
Asphalt Shingle Roof	1	Cool Roof	1

Heating System component of HVAC

Existing	Qty	Replacement	Qty
Old Updraft Furnace	1	Install new heater and new duct with R6 insulation	1

T12 to T8/electronic ballast Lighting Retrofit Projects (City Projects)

Fire Department Lighting Retrofits

Retrofit the existing lighting system at City Hall with the proposed lighting listed below.

Existing	Replacement	# of fixtures
T-12 34 Watt Lamps and Magnetic Ballasts	T-8 28 Watt Lamps and Electronic Ballasts	73

Waste Water Treatment Plant Office Building Lighting Retrofits

Retrofit the existing lighting system at City Hall with the proposed lighting listed below.

Existing	Replacement	# of fixtures
T-12 34 Watt Lamps and Magnetic Ballasts	T-8 28 Watt Lamps and Electronic Ballasts	18

Museum and Chamber of Commerce Lighting Retrofits

Retrofit the existing lighting system at City Hall with the proposed lighting listed below.

Existing	Replacement	# of fixtures
T-12 34 Watt Lamps and Magnetic Ballasts	T-8 28 Watt Lamps and Electronic Ballasts	10

T8 (32 watt) to T8 (28 watt) Lighting Retrofit Projects (City Projects)

City Hall Lighting Retrofits

Retrofit the existing lighting system at City Hall with the proposed lighting listed below.

Existing	Replacement	# of fixtures
T-8 32 Watt Lamps	T-8 28 Watt Lamps	118

City Library Lighting Retrofits

Retrofit the existing lighting system at City Hall with the proposed lighting listed below.

Existing	Replacement	# of fixtures
T-8 32 Watt Lamps	T-8 28 Watt Lamps	90

Corp Yard Lighting Retrofits

Retrofit the existing lighting system at City Hall with the proposed lighting listed below.

Existing	Replacement	# of fixtures
T-8 32 Watt Lamps	T-8 28 Watt Lamps	32

Police Dept Lighting Retrofits

Retrofit the existing lighting system at City Hall with the proposed lighting listed below.

Existing	Replacement	# of fixtures
T-8 32 Watt Lamps	T-8 28 Watt Lamps	51

Museum and Chamber of Commerce Lighting Retrofits

Retrofit the existing lighting system at City Hall with the proposed lighting listed below.

Existing	Replacement	# of fixtures
T-8 32 Watt Lamps	T-8 28 Watt Lamps	15

EXHIBIT B CATEGORY BUDGET

Budget Category Item	EECBG Share (\$)	Cost Share (\$)	Total Cost (\$)
Unloaded Direct Labor	\$ 2,013	\$ 816	\$ 2,829
Fringe Benefits	\$ 827	\$ 248	\$ 1,075
Travel			\$ -
Equipment			\$ -
Materials/Supplies	\$ 9,414		\$ 9,414
Non-Labor Contract Expenses	\$ 23,400		\$ 23,400
Contract Labor	\$ 4,950	\$ 5,446	\$ 10,396
Miscellaneous			\$ -
Overhead			\$ -

RESOLUTION NO. 12-08-09-01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CORNING
AUTHORIZING SUBMITTAL OF AN ENERGY EFFICIENCY AND CONSERVATION BLOCK GRANT
APPLICATION, AND AUTHORIZING THE CITY MANAGER TO EXECUTE REQUIRED DOCUMENTS
AND IMPLEMENT PROJECT SPECIFICATIONS.**

WHEREAS, the City Council of the City of Corning recognizes that it is in the interest of the regional, state, and national economy to stimulate the economy; create and retain jobs; reduce fossil fuel emissions; and reduce total energy usage and improve energy efficiency within our jurisdiction; and

WHEREAS, Energy Efficiency and Conservation Block Grant (EECBG) funds are available through the California Energy Commission's EECBG Program for grants to eligible local governments for cost-effective energy efficiency projects; and

WHEREAS, the City of Corning is eligible for EECBG funding under the California Energy Commission's EECBG Program; and

WHEREAS, the City of Corning is proposing to implement the energy efficiency project/s described in Exhibit A in order to qualify for EECBG funds from the California Energy Commission; and

WHEREAS, the City of Corning has considered the application of the California Environmental Quality Act (CEQA) to the approval of the energy efficiency project/s described in Exhibit A; and

NOW, THEREFORE, BE IT RESOLVED that in compliance with the CEQA, the City Council of the City of Corning finds that the approval of the energy efficiency project/s described in Exhibit A is/are "project" under CEQA that is exempt pursuant to Section 15301, Class 1, because it is a minor alteration of an existing public structure involving no expansion of an existing use.

BE IT ALSO RESOLVED that the City Council of the City of Corning authorizes the submittal of the application to the California Energy Commission's EECBG Program for funds to execute the proposed project/s described in Exhibit A.

BE IT ALSO RESOLVED, if recommended for funding by the California Energy Commission, the City Council of the City of Corning authorizes the City of Corning to accept a grant award up to the amount of this application for \$40,469, and, that Stephen J. Kimbrough, City Manager acting for the City of Corning is hereby authorized and empowered to execute in the name of the City of Corning, all necessary contracts and agreements, and amendments hereto, to implement and carry out the purposes specified in the application.

The foregoing Resolution was passed and approved by the City Council of the City of Corning on this 8th day of December, 2009 by the following vote:

AYES: Strack, Hill, Turner, Parkins and Leach

NOES: None

ABSTAIN: None

ABSENT: None


Gary R. Strack, Mayor


Lisa M. Linnet, City Clerk

STATE OF CALIFORNIA)

COUNTY OF TEHAMA) SS

CITY OF CORNING)

I, Lisa M. Linnet, City Clerk of the City of Corning, do hereby certify that the foregoing is a true and correct copy of Resolution No. 12-08-09-01 adopted by the City Council of the City of Corning at the December 8, 2009 regular City Council meeting by the votes listed on the attached copy of the Resolution.

ATTEST:



Lisa M. Linnet, City Clerk