CITY OF CORNING
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City of Corning

794 Third St. Corning, CA 96021 (530) 824-7020 Fax (530) 824-2489

THE CORNING FRIDAY NOTES

TO: MAYOR AND COUNCIL

FROM: CITY MANAGER JOHN L. BREWER, AICP JB

DATE: FEBRUARY 7, 2014

SCHEDULES:

February 9th – February 15th: Fire Chief Martin Spannaus and five members of the Fire Department will be attending the FEMA National Training Center on Mass Casualty Training.

March 17th – March 21st: City Manager John Brewer will be out of the County that week and will appoint an acting City Manager for that period.

May 28th – June 3rd: City Clerk/Adm. Assist. Lisa Linnet will be out of town to attend a family wedding.

CITY MANAGER:

Martini Plaza:

We modified the "Ordinance Sign" located on Solano Street and upon completion, noted there is a second sign on the back of the restroom building at the alley. We'll have it modified as well, but this is less urgent as the back gate is now locked at the alley.

We are compiling a list of maintenance items that we wish to complete at Martini Plaza, including the possible removal of two trees to improve view for new security cameras, painting, completion of wrought iron treatment of restroom buildings, etc. In the interest of efficiency and public safety, we may opt to temporarily close the park while the repairs are occurring. Closure in this case would likely include the placement of temporary fencing along the Solano Street frontage.

Live Streaming City Council Meetings:

We record the audio of City Council meetings and post the recordings for public use-typically on the Wednesday following the meeting. We had an inquiry a month or so ago about providing live video streaming of City Council meetings. I asked Tom Watson to investigate the cost of providing the live video streaming. He did and offers the following information:

> *After discussing this idea further with Rich Moulton of Computer Logistics, he provided a ballpark estimate of at least $10,000 to execute live webcasting of City Council meetings. He can give us a more accurate dollar amount; however we would have to pay for his consulting services in order to get that amount.*
>
> *Given that the council meeting audio (dating back to 2009) is generally available on our website within 24 hours of the actual meeting; it may not be a wise use of taxpayer money to provide this service at this time.*

BUILDING **824-7027** • PLANNING **824-7036** • CITY MANAGER **824-7034** • CITY CLERK **824-7033** • FINANCE **824-7020**
PUBLIC WORKS **824-7025** • POLICE DEPARTMENT **824-7000** • FIRE DEPARTMENT **824-7044**

"THE CITY OF CORNING IS AN AFFIRMATIVE ACTION-EQUAL OPPORTUNITY EMPLOYER"

Except for the single inquirer, we're unaware of public interest in this matter. In light of that, I agree with Tom's assessment and do not recommend we expend funds to further investigate providing live video streaming of Council meetings.

Projects and Priorities:

As you know, in addition to our regular operations, we have a number of public projects that we are either completing, awaiting funding, or are otherwise in the approval process. I've attempted to assemble a list as well as a status report:

1. **Corning Community Park**. Phase 1 is complete. We're currently using the services of City Engineer Ed Anderson and Landscape Architect Tom Phelps to complete the design plans for Phase 2. We expect to have the plans completed and ready for bidding this spring. Of course we have a finite budget for the Park. In addition to the onsite work, some offsite street improvements along Houghton Avenue will be necessary. That offsite work does not qualify for grant funding-we must pay for it independently. We expect to utilize our Park DIF and Bedroom Tax funds for that purpose and, if necessary, to supplement the park grant funds to complete the new Park. Until the new Park is complete, we are reluctant to recommend any expenditure of the DIF or Bedroom tax funds. These grant funds must be expended by 2017.

2. **Rodger's Theater Restoration**. The State has retained 20% of our Prop. 18 funds totaling $44,000 pending "completion" of the Theater restoration. We have until June 30, 2015 to claim those retained funds. We'd previously discussed exactly what "completion" would look like with Lisa Vigil of the State Dept. of Parks & Recreation. Lisa has since taken another assignment. Staff is researching what action(s) we can take to successfully claim those funds.

   We're also seeking a proposal from Architectural Draftsman Bob Metzger to prepare plans for the placement of a new "level" floor in the Theater auditorium. Once we have those plans we can better make cost projections.

   When we updated the Development Impact Fee Nexus Study, we included $200,000 for restoration of the theater as a "backbone" City facility. So, once we've determined we have sufficient funding to complete Phase 2 of the Park, we can utilize Park DIF and Bedroom Tax funds for this purpose.

3. **Clark Park Restrooms**. The restrooms are located within a concrete block building, with limited building footprint area. The restrooms currently do not meet ADA standards. The Public Works Dept. has recently installed a sewer cleanout that'll improve restroom conditions. Additionally, new and better functioning toilets have been ordered and a new ceiling has been installed in the women's restroom. These measures are not a permanent solution to the restroom issues at Clark Park, but are intended to improve conditions in the short-term. The long term solution will require extensive building expansion or replacement.

4. **Solano Streetscape Project:** We're currently awaiting a decision from Caltrans Local Assistance Staff regarding our proposed mitigation of impacts to historic and cultural resources. If our measures are deemed sufficient, we can seek funding for this important $2.1 million project, complete the plans and solicit construction bids.

5. **Former Burn Dump Disposal Site Testing & Remediation.** The California Department of Toxic Substances Control has recommended that we install two groundwater monitoring wells, and complete some creek transecting soil testing to check for site contamination at the former burn dump located at Rawson Road and Carona Avenue. We have obtained a proposal from Lawrence and Associates to complete this work. Ultimately, the results of the water and soil testing will help with site remedy design. I'm working with Roy to identify the best funding source for this initial phase-expected to cost up to $20,000.

   Of course, the ultimate recommendation for remediation coming out of this work could mean considerable expense to the City. For example, one scenario would require importing 1000's of cubic yards of clay soils and compaction onsite to form an impervious cap-perhaps a couple of feet thick. Of course, if testing finds there is contamination of the groundwater or soils in the area, additional costs should be anticipated. We have been told that CalRecycle has some matching funds available-on a 1:1 basis.

6. **Southwest Quadrant Waterline Extension.** This is the project that will extend City Water to serve six residential properties in the County that currently utilize domestic water wells that have been affected by groundwater contamination. The project is to be sponsored by Pilot Truck Stops, who assumed responsibility for the contamination when they acquired the former Flying J property. This project is at a sort of standstill pending agreement from the property owners to connect to the City water system.

7. **Solano Repaving Project:** We started this project in 2011 and have completed nearly 60% of the repaving. The four blocks within the Streetscape Plan will be repaved as part of that project. Once complete, that'll leave only about ½ mile, from West Street to Toomes Avenue and that portion of Solano from the freeway overpass to Barham Ave.

8. **Marin Street Repaving Project.** Pat Walker is putting together the specifications for this repaving project that was included in the 2013-2104 Budget. We expect to bid it and complete the repaving project this spring.

9. **Yost Park Restroom Replacement.** This project was appended to the Capital Improvement Project list. The restrooms are currently located beneath the covered seating area. For reasons similar to the Clark Park Restrooms, expansion will be challenging and expensive. The best solution could turn out to be abandonment and replacement in another location.

10. **Fire Dept. Training Area.** The Fire Dept. wishes to install a small structure constructed with multiple storage container ("connex") units as a smoke/fire training facility adjacent to the Blackburn well site. The site is City-owned and adjacent to a City water main so that the training can replicate actual conditions within the City. The site happens to also be within the Airport Approach Zone. For that reason, we have presented the matter to the Corning Airport Commission and made an application to the Tehama County Airport Land Use Commission (ALUC). While the facility will produce smoke, the infrequent nature of its use (perhaps monthly), prevailing northerly winds and the relative rarity of airport events (takeoffs and landings), make the potential for conflict quite rare.

11. **Sewer Rate Increases.** The last sewer rate increase occurred in April of 2013. We are working with CPA Roy Seiler to improve the accuracy of our Sewer Rate Spreadsheets that we'll utilize to support any potential sewer rate increases.

12. **General Plan Update & Bike/Pedestrian Access Plan.** Planning Consultant John Stoufer is working with Eihnard Diaz and the Planning Commission to complete the General Plan Update. That update is funded by a CDBG Planning Grant. Also occurring with a parallel time schedule is the Bike/Pedestrian Access Plan-made possible by virtue of another grant (from Caltrans). We'll utilize some of that funding to help complete our design for our Wayfinding Sign Program.

13. **Solar Lease and/or Power Purchase Agreement-WWTP (Wastewater Treatment Plant).** Other options beyond our potential land lease (with Ecoplexus) for solar power production/credits may now be available. We're looking into a possible Power Purchase Agreement that'd involve the construction of up to 20 acres of solar arrays on vacant WWTP Property. The energy produced on the site would initially serve the energy needs of the WWTP, but excess power could work to reduce the energy costs of other City facilities such as City Hall, the water wells, Fire Dept., etc.

14. **Airport Fence Project.** This is the project that'll utilize FAA funds to construct a 6'-0" high security fence along the street frontages of Blackburn, Marguerite, and Neva Avenues. We determined this project was not critically important and have postponed it pending completion of other more urgent projects.

PUBLIC WORKS DEPARTMENT:

Dollar General:

The Embree Group from Texas (representatives for Dollar General) has approached the City about possibly locating a Dollar General Store in Corning. They met with Public Works Director Patrick Walker and Planner Director John Stouffer to discuss the City's building/zoning requirements for such a project. Right now they are gathering information to see if it is feasible for locating a Dollar General in Corning.

Martini Plaza:

Public Works Director Patrick Walker was interviewed on Channel 12 News on Tuesday afternoon regarding the new Urgency Ordinance applicable to Martini Plaza. The signage relating to the regulations instituted via this Urgency Ordinance has been installed at the Park.

5K Run:

The City has received a request from "Sole Sisters" seeking to organize a 5K Run and a 1.5 mile walk on May 31st. The run is to benefit Second Chance Pet Rescue, a local non-profit group. Public Works Director Patrick Walker will be working with the group on any issues relating to the route within the City Limits. They will need to contact the County to address some issues relating to the route in the County.

POLICE DEPARTMENT:

Patrol:

In addition to responding to 179 calls for service, a total of 35 officer reports were taken and there were 87 officer-initiated incidents. Officers made 10 misdemeanor arrests and 3 felony arrests, 43 traffic stops and issued 18 citations of which 7 were infractions, 7 were misdemeanors, 2 were felonies, 1 animal, and 1 parking during the period of January 29, 2014 – February 5, 2014.