



**CITY OF CORNING
CITY COUNCIL AGENDA
TUESDAY, MARCH 27, 2007
CITY COUNCIL CHAMBERS
794 THIRD STREET**

- A. CALL TO ORDER: 7:30 p.m.**
- B. ROLL CALL:** Councilmember: Hill
Dickison
Zuniga
Turner
Strack
Mayor:
- C. INVOCATION AND PLEDGE OF ALLEGIANCE:**
- D. PROCLAMATIONS, RECOGNITIONS, APPOINTMENTS:**
- E. ROSE TOBISCH, CORNING HIGH SCHOOL LIAISON REPORT:**
- F. BUSINESS FROM THE FLOOR:** If there is anyone in the audience wishing to speak on items not already set on the Agenda, please come to the podium, give your name and address, and briefly identify the matter you wish to have placed on the Agenda. The Council will then determine if such matter will be placed on the Agenda for this meeting, scheduled for a subsequent meeting, or recommend other appropriate action. If the matter is placed on tonight's Agenda, you will have the opportunity later in the meeting to return to the podium to discuss the issue. The law prohibits the Council from taking formal action on the issue, however, unless it is placed on the Agenda for a later meeting so that interested members of the public will have a chance to appear and speak on the subject.
- G. CONSENT AGENDA:** It is recommended that items listed on the Consent Agenda be acted on simultaneously unless a Councilmember or members of the audience requests separate discussion and/or action.
- 1. Waive reading, except by title, of any Ordinance under consideration at this meeting for either introduction or passage, per Government Code Section 36934.**
 - 2. Waive the Reading and Approve the Minutes of the March 13, 2007 Meeting with any necessary corrections.**
 - 3. Waive the Reading and Approve the Minutes of the December 7, 2004 Special Meeting subject to form.**
 - 4. March 21, 2007 Claim Warrant - \$117,993.03.**
 - 5. March 21, 2007 Business License.**
 - 6. Rezone No. 2007-01; To Implement a Density Bonus and Affordable Housing Incentive Ordinance Pursuant to State Law; Ordinance No. 627 (Second Reading).**
- H. ITEMS REMOVED FROM THE CONSENT AGENDA:**

I. **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.**

7. **2007 Community Development Block Grant (CDBG) Application.**

J. **REGULAR AGENDA:** All items listed below are in the order which we believe are of most interest to the public at this meeting. However, if anyone in the audience wishes to have the order of the Agenda changed, please come to the podium, state your name and address, and explain the reason you are asking for the order of the Agenda to be changed.

8. **Authorize Fire Department to Proceed with Preparation of Agreement to Dispatch for Orland and Capay Fire Departments.**
(Staff to return for final City Council approval.)

9. **Approve Corning Museum Association Lease Renewal.**

10. **Approve Proposed Salary Increase for Lifeguards and Pool Manager.**

K. **ITEMS PLACED ON THE AGENDA FROM THE FLOOR:**

L. **COMMUNICATIONS, CORRESPONDENCE AND INFORMATION:**

M. **REPORTS FROM MAYOR AND COUNCILMEMBERS:**

11. Hill:

Discuss need for Public Street Encroachment Standards & Ordinance to prevent blocking sidewalks. Update on Friends of the Theatre Committee progress.

12. Dickison:

13. Zuniga:

A Joint report on the Recreation Ad-Hoc Committee meeting.

14. Turner:

A Joint report on the Recreation Ad-Hoc Committee meeting.

15. Strack:

N. **ADJOURN TO CLOSED SESSION:**

PUBLIC EMPLOYEE EVALUATION:

Pursuant to Government Code Section 54957:

City Manager Evaluation

O. **RECONVENE AND REPORT ON CLOSED SESSION:**

P. **ADJOURNMENT!**

POSTED: MARCH 23, 2007

THE CITY OF CORNING IS AN EQUAL OPPORTUNITY EMPLOYER

Item No.: G-2

**Minutes of the March 13th 2007
Council Meeting
To be delivered on Monday**



**CITY OF CORNING
CITY COUNCIL SPECIAL MEETING AGENDA
TUESDAY, DECEMBER 7, 2004
CITY COUNCIL CHAMBERS
794 THIRD STREET**

- A. **Call to Order:** 7:30 p.m.
- B. **Roll Call:** Councilmember: Roush
Hill
Parkins
Strack
Mayor: Strack
- C. **INVOCATION AND PLEDGE OF ALLEGIANCE:**
- D. **RESOLUTION NO. 12-07-04-01:** Canvass of Votes and Results of Election held November 2, 2004.
- E. **RECOGNITION AND ISSUANCE OF OATH OF OFFICE TO NEWLY ELECTED OFFICIALS.**
Mayor: Gary Strack Councilmember: Yvette Zuniga
Treasurer: Camille Caler Councilmember: Darlene Dickison
City Clerk: Lisa M. Linnet
- F. **PRESENTATION OF PLAQUE TO OUTGOING COUNCILMEMBER REX ROUSH.**
- G. **ADJOURNMENT:**

POSTED FRIDAY, DECEMBER 3, 2004



MEMORANDUM

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: LORI SIMS
ACCOUNTING TECHNICIAN

DATE: March 21, 2007

SUBJECT: Cash Disbursement Detail Report for the
Tuesday, March 27, 2007 Council Meeting

PROPOSED CASH DISBURSEMENTS FOR YOUR APPROVAL CONSIST OF THE FOLLOWING:

A.	Cash Disbursements	Ending	01-31-07	\$	77,784.61
B.	Payroll Disbursements	Ending	01-30-07	\$	40,208.42
GRAND TOTAL					<u>\$ 117,993.03</u>

REPORT.: Mar 21 07 Wednesday
 RUN...: Mar 21 07 Time: 14:04
 Run By.: LORI

CITY OF CORNING
 Cash Disbursement Detail Report
 Check Listing for 03-07 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 #	Payment Information-Description
003784	03/08/07	TEH12	TEHAMA CO ASSESSOR	79.16	.00	79.16	070308	ProfServices Planning Adm
003785	03/09/07	UNI05	UNION BANK OF CALIF.N.A.	3445.00	.00	3445.00	3	SWR DEBT/SWR IMPROV
003786	03/12/07	VAL01	VALLEY INDUSTRIAL COMM.	610.50	.00	610.50	85556	COMMUNICATIONS-FIRE
				71.25	.00	71.25	85557	COMMUNICATIONS-FIRE
				71.25	.00	71.25	85558	COMMUNICATIONS-FIRE
				683.00	.00	683.00	85784	COMMUNICATIONS-FIRE
			Check Total.....	1436.00	.00	1436.00		
003787	03/13/07	ACI01	ACI ENTERPRISES, INC.	276.75	.00	276.75	5860	WorkmensComp. General Cit
003788	03/13/07	ARA02	ARAMARK UNIFORM SRV.INC.	41.85	.00	41.85	3844068	Mat/Supplies
				39.44	.00	39.44	3847554	Mat/Supplies
				39.44	.00	39.44	3850440	Mat/Supplies
			Check Total.....	120.73	.00	120.73		
003789	03/13/07	BAS01	BASIC LABORATORY, INC	86.00	.00	86.00	0701858	ProfServices Water Dept
				84.00	.00	84.00	0701899	ProfServices Water Dept
				240.00	.00	240.00	0701904	ProfServices Water Dept
			Check Total.....	410.00	.00	410.00		
003790	03/13/07	BAX00	BAXTER AUTO PARTS, INC.	129.96	.00	129.96	070225	MAT & SUPPLIES-STR
003791	03/13/07	BEN01	BENBOW, W.B.	2173.75	.00	2173.75	936	TELEMETRY-WTR IMPROV
003792	03/13/07	CAM02	CAMELLIA VALLEY SUPPLY	446.71	.00	446.71	0616586	MAT & SUPPLIES-SWR
003793	03/13/07	COM01	COMPUTER LOGISTICS, INC	116.67	.00	116.67	33383	COMMUNICATIONS-POLICE
				18.00	.00	18.00	33390	Equip.Maint.--GEN. CITY
				25.00	.00	25.00	33394	COMMUNICATIONS-POLICE
			Check Total.....	159.67	.00	159.67		
003794	03/13/07	COR11	CORNING SAFE & LOCK	3.75	.00	3.75	1673	BLD MAINT.-TRANS FAC
				10.73	.00	10.73	1677	BLD. MAINT-LIBRARY
			Check Total.....	14.48	.00	14.48		
003795	03/13/07	COR20	CORNING ELECTRONICS	26.80	.00	26.80	10063315	MAT & SUPPLIES-PARKS
003796	03/13/07	DEP03	DEPT OF TRANS/CAL TRANS	84.84	.00	84.84	176603	Equip.Maint. St&Trf Light
003797	03/13/07	DEP12	DEPT OF JUSTICE	17.00	.00	17.00	612829	PROF. SVCS-POLICE
003798	03/13/07	ECO01	ECO RESOURCES, INC.	2479.45	.00	2479.45	15331	PRETREATMENT PROG-SEWER

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CITY OF CORNING
 Cash Disbursement Detail Report
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Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information-Description
003799	03/13/07	HOL04	HOLIDAY MARKET #32	50.54	.00	50.54	11500	Mat/Supplies-ACO
003800	03/13/07	OFF01	OFFICE DEPOT	171.58	.00	171.58	378279793	MAT & SUPPLIES-POLICE
003801	03/13/07	PAC16	PACIFIC TELEMANAGEMENT	65.60	.00	65.60	9801	COMMUNICATIONS-GEN. CITY
003802	03/13/07	PGE04	PG&E	265.91	.00	265.91	070306	TranspFacility-GAS
003803	03/13/07	PGE2A	PG&E	35.82	.00	35.82	070306	ELECT-CASSANDRA
				46.19	.00	46.19	070307	ELECTRICITY-CLELAND PROP.
			Check Total.....:	82.01	.00	82.01		
003804	03/13/07	VAL01	VALLEY INDUSTRIAL COMM.	47.50	.00	47.50	85780	EQUIP MAINT-POLICE
003805	03/13/07	HIL01	BECKY HILL	291.75	.00	291.75	070313	CONF/MTGS-CITY COUNCIL
003806	03/15/07	CAL09	CALIF PEACE OFFICERS ASSN	45.08	.00	45.08	070313	Traing/Educ. PoliceServic
003807	03/15/07	COR11	CORNING SAFE & LOCK	2.68	.00	2.68	1668	MAT & SUPPLIES-PARKS
003808	03/15/07	COR20	CORNING ELECTRONICS	19.28	.00	19.28	10063244	MAT & SUPPLIES-AIRPORT
003809	03/15/07	ECO01	ECO RESOURCES, INC.	45609.65	.00	45609.65	15330	ProfServices WWTP
003810	03/15/07	HAT10	HATFIELD'S	304.96	.00	304.96	070225	Mat/Supplies
003811	03/15/07	JMB01	JMB OIL COMPANY	90.09	.00	90.09	159758	Veh Opr/Maint
003812	03/15/07	MCC01	MCCOY'S HARDWARE & SUPPLY	374.23	.00	374.23	070225	MAT & SUPPLIES
003813	03/15/07	MCI01	MCI	34.65	.00	34.65	62794371	Communications General Ci
003814	03/15/07	NOR25	NORTHERN LIGHTS ENRGY, INC	361.64	.00	361.64	73799	VEH OP/MAINT-FIRE
003815	03/15/07	PGE03	PG&E	19.27	.00	19.27	070307	Mat/Supplies PoliceServic
003816	03/15/07	PGE05	PG&E	2160.33	.00	2160.33	070306	GAS-FIRE DEPT
003817	03/15/07	SCH01	LES SCHWAB TIRE CENTER	172.55	.00	172.55	349428	Veh Opr/Maint-STR
				27.25	.00	27.25	350857	Veh Opr/Maint-STR
			Check Total.....:	199.80	.00	199.80		
003818	03/15/07	TEH20	TEHAMA CO DISTRICT ATTY	1521.10	.00	1521.10	070305	ProfServices PoliceServic
003819	03/15/07	THO01	THOMES CREEK ROCK CO	374.63	.00	374.63	070301	Mat/Supplies-SWR
003820	03/15/07	CHE02	CHEM QUIP, INC.	537.96	.00	537.96	2015626IN	MAT & SUPPLIES-WTR

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information-Description
003821	03/15/07	DEP12	DEPT OF JUSTICE	32.00	.00	32.00	612937	PROF. SVCS-POLICE
003822	03/15/07	NOR31	NORM'S PRINTING	61.67	.00	61.67	003112	PRINTING/ADV-POLICE
				90.09	.00	90.09	003137	OFFICE SUPPLIES-PLANNING
			Check Total.....	151.76	.00	151.76		
003823	03/15/07	PET03	PETTY CASH	229.66	.00	229.66	070315	SAFETY ITEMS-POLICE
003824	03/15/07	TRI02	TRI-COUNTY NEWSPAPERS	69.38	.00	69.38	5418	Print/Advert. City Clerk
				69.38	.00	69.38	5419	Print/Advert. City Clerk
			Check Total.....	138.76	.00	138.76		
003825	03/15/07	UNI02	UNIFORMS, TUXEDOS & MORE	158.46	.00	158.46	68992	UNIFORMS/CLOTH-POLICE
003826	03/16/07	WAT02	WATSON, THOMAS J.	95.65	.00	95.65	070316	SAFETY ITEMS-POLICE
003827	03/16/07	PRE03	PREMIER WEST BANK	6643.92	.00	6643.92	070316	HSA DEDUCTIBLE
003828	03/16/07	CAR03	CARDENAS, ANTHONY	125.00	.00	125.00	070316	MAT & SUPPLIES-RECREATION
003829	03/19/07	ATT01	AT&T	241.46	.00	241.46	070303	Communications General Ci
003830	03/19/07	ATT10	AT&T	1060.53	.00	1060.53	T6190917	COMMUNICATIONS-GEN. CITY
003831	03/19/07	BAS01	BASIC LABORATORY, INC	86.00	.00	86.00	0702078	ProfServices Water Dept
003832	03/19/07	CLE04	CLEMENTI, MARK A., PH.D.	525.00	.00	525.00	3-13-07	ProfServices PoliceServic
003833	03/19/07	CMI00	CMI, INC.	804.38	.00	804.38	708851	SAFETY ITEMS-POLICE
003834	03/19/07	COR10	CORNING GLASS & MIRROR	68.10	.00	68.10	027015	MAT & SUPPLIES-PARKS
003835	03/19/07	COR12	CORNING FORD MERCURY, INC	956.37	.00	956.37	102330	Veh Opr/Maint-POLICE
				39.16	.00	39.16	102444	Veh Opr/Maint-POLICE
				30.11	.00	30.11	102569	Veh Opr/Maint-ACO
			Check Total.....	1025.64	.00	1025.64		
003836	03/19/07	FIT01	FITZPATRICK LAW OFFICES	169.50	.00	169.50	070312	CONF/MEETINGS-LGL SVCS
003837	03/19/07	HOL04	HOLIDAY MARKET #32	20.06	.00	20.06	10137	Mat/Supplies-REC
003838	03/19/07	STA06	STAPLES	128.57	.00	128.57	070307	OFFICE SUPPLIES
003839	03/19/07	ATT09	AT&T	66.58	.00	66.58	070307	COMMUNICATIONS-GEN. CITY
003840	03/19/07	REY01	REYNOLDS, DONALD C.P.A	750.00	.00	750.00	20281	PROF. SVCS-FINANCE

REPORT: Mar 21 07 Wednesday
 RUN: Mar 21 07 Time: 14:04
 Run By: LORI

CITY OF CORNING
 Cash Disbursement Detail Report
 Check Listing for 03-07 Bank Account: 1020

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Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
003841	03/19/07	TEH05	TEHAMA CO BD/SUPERVISORS	200.00	.00	200.00	070319	Assoc.Dues City Admin.
003842	03/21/07	BAS01	BASIC LABORATORY, INC	56.00	.00	56.00	0702151	ProfServices Water Dept
003843	03/21/07	DYK01	DYKE, STEVE	29.50	.00	29.50	070319	TRAINING/ED - POLICE
003844	03/21/07	ENT01	ENTENMANN-ROVIN CO.	99.37	.00	99.37	0027484IN	UNIFORMS/CLOTH - POLICE
003845	03/21/07	LIN02	LINNETS TIRE SHOP	575.01	.00	575.01	45059	Veh Oph/Maint - ACO
003846	03/21/07	NEX02	NEXTEL	298.23	.00	298.23	086319064	COMMUNICATIONS - POLICE
003847	03/21/07	TRI02	TRI-COUNTY NEWSPAPERS	74.93	.00	74.93	5422	Print/Advert. City Clerk

Cash Account Total.....: 77784.61 .00 77784.61

Total Disbursements.....: 77784.61 .00 77784.61

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

REPORT.: Mar 21 07 Wednesday
 RUN...: Mar 21 07 Time: 14:04
 Run By.: LORI

CITY OF CORNING
 Cash Disbursement Detail Report - Payroll Vendor Payment(s)
 Check Listing for 03-07 Bank Account.: 1025

PAGE: 005
 ID #: PY-DP
 CTL.: COR

Check Number	Check Date	Vendor Number	Vendor Name	Gross Amount	Discount Amount	Net Amount	Invoice #	Payment Information Description
2927	03/14/07	BAN03	POLICE OFFICER ASSOC.	195.00	.00	195.00	A70314	POLICE OFFICER ASSOC
2928	03/14/07	EDD01	EMPLOYMENT DEVELOPMENT	2694.50	.00	2694.50	A70314	STATE INCOME TAX
				582.00	.00	582.00	1A70314	SDI
			Check Total.....	3276.50	.00	3276.50		
2929	03/14/07	ICM01	ICMA RETIREMENT TRUST-457	741.23	.00	741.23	A70314	ICMA DEF. COMP
2932	03/14/07	OEU03	OPERATING ENGINEERS	975.00	.00	975.00	A70314	CREDIT UNION SAVINGS
2934	03/14/07	PERS4	Cal Pers 457 Def. Comp	150.00	.00	150.00	A70314	PERS DEF. COMP.
2935	03/14/07	PRE03	PREMIER WEST BANK	7030.92	.00	7030.92	A70314	HSA DEDUCTIBLE
2936	03/14/07	STA04	STATE OF CALIFORNIA	373.40	.00	373.40	A70314	WAGEASN 549-82-6524
2937	03/14/07	VAL06	VALIC	1100.00	.00	1100.00	A70314	AIG VALIC P TAX
2939	03/14/07	PERS1	PUBLIC EMPLOYEES RETIRE	26366.37	.00	26366.37	A70314	PERS PAYROLL REMITTANCE

Cash Account Total.....: 40208.42
 Total Disbursements.....: 40208.42
 =====

Date...: Mar 21, 2007
Time...: 4:22 pm
Run by: PALA CANTRELL

CITY OF CORNING
NEW BUSINESSES FOR CITY COUNCIL

Page.: 1
List.: NEWB
Group: WTFMB

Business Name	Address	CITY/STATE/ZIP	Contact Name	Business Desc. #1	Business Start Date	Primary Teleph
AVALON MASSAGE THERA	1806 SOLANO ST	CORNING, CA 96021	HOUCK	KIMBERL THERAPEUTIC MASSAGE FOR BETTER HEALTH &	03/15/07	(530)774-3184
K-DESIGNERS	2440 GOLD RIVER RD	GOLD RIVER, CA 95670		LARRY J CONTRACTOR - VINYL SIDING & WINDOWS	03/19/07	(916)631-9300
PUC CETTI, MARGARET	2046 DONNOVAN AVE	CORNING, CA 96021	PUC CETTI	MARGARE DRIVER	03/20/07	(530)824-4819

**ITEM NO. G-6
SECOND READING; REZONE NO. 2007-01;
TO IMPLEMENT A DENSITY BONUS AND
AFFORDABLE HOUSING INCENTIVE
ORDINANCE PURSUANT TO STATE LAW;
ORDINANCE NO. 627**

March 27, 2007

TO: CITY COUNCIL OF THE CITY OF CORNING

FROM: JOHN L. BREWER, AICP; PLANNING DIRECTOR

JOE STEVE

BACKGROUND:

On March 13, 2007, the City Council waived the first reading and introduced Ordinance No. 627. If adopted, the ordinance will add procedural text to the zoning code to facilitate affordable housing projects in the City, as required by state law.

This is the second reading for adoption of Ordinance No. 627.

PLANNING COMMISSION & STAFF RECOMMENDATION:

THAT THE CITY COUNCIL:

- **ADOPT ORDINANCE NO. 627; AN ORDINANCE TO ADD CHAPTER 17.62 TO THE CORNING MUNICIPAL CODE TO PROVIDE STATE MANDATED INCENTIVES FOR AFFORDABLE HOUSING IN ACCORDANCE WITH GOVERNMENT CODE SECTION 65915.**

**CITY OF CORNING
ORDINANCE NO. 627**

**TO IMPLEMENT A DENSITY BONUS AND AFFORDABLE HOUSING INCENTIVE
ORDINANCE PURSUANT TO STATE LAW**

The City Council of the City of Corning, having conducted a public hearing in accordance with state law, on March 13, 2007, and having approved the findings recommended by the Planning Commission, does hereby ordain as follows:

To amend the Zoning Code of the City of Corning by adding Chapter 17.62 to read as follows:

**CHAPTER 17.62
AFFORDABLE HOUSING INCENTIVES/RESIDENTIAL DENSITY BONUSES**

Sections:

- 17.62.010 Purpose**
- 17.62.020 Applicability**
- 17.62.030 Application and approval**
- 17.62.040 Planning Commission recommendation**
- 17.62.050 Determination of housing density bonus or incentives**

17.62.010. Purpose.

The purpose of providing a housing density bonus or incentives is to contribute to the economic feasibility of low income and moderate income housing in housing developments proposed within the City.

17.62.020. Applicability.

When a developer enters into an agreement to provide a housing development that includes housing units for very low, low or moderate income households, as defined in the California Health and Safety Code, and pursuant to Government Code Section 65915, the developer shall be eligible for a housing density bonus or incentives if the housing development consists of five or more units.

17.62.030. Application and approval.

Any person requesting a housing density bonus or incentives shall apply for a development agreement. A housing density bonus or incentives shall be granted by approval of the development agreement which shall specify the density bonus and/or incentives, and any conditions attached to the approval of such bonus and/or incentive.

17.62.040. Planning Commission recommendation.

Prior to Council action on a development agreement providing a housing density bonus or incentives, the Commission shall consider the development agreement and make a recommendation to the Council.

17.62.050. Determination of housing density bonus or incentives.

The project developer may specify the housing density bonus or incentives requested; however, the City may agree to provide a housing density bonus or incentives other than those requested, so long as such housing density bonus or incentives meet the requirement set forth in the California Government Code.

This Ordinance shall be published in the Corning Observer, a newspaper of general circulation, printed and published in the City of Corning, in the manner provided in Section 36933 of the Government Code of the State of California, and shall be effective 30 days after its passage.

* * * * *

The foregoing Ordinance was introduced at a regular meeting of the City Council of the City of Corning, held on March 13, 2007 and adopted at a regular meeting of the City Council of the City of Corning, held _____, by the following vote:

AYES:

NOES:

ABSENT OR NOT VOTING:

Gary R. Strack, Mayor

ATTEST:

Lisa M. Linnet
City Clerk

PUBLISH: _____

**ITEM NO: I-7
PUBLIC HEARING; 2007 COMMUNITY
DEVELOPMENT BLOCK GRANT (CDBG)
APPLICATION**

MARCH 27, 2007

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: STEPHEN J. KIMBROUGH, CITY MANAGER



BACKGROUND:

This is the first of two required Public Hearings on the Fiscal year 2007 Community Development Block Grant program and to solicit citizen input.

Maximum award limits include a total of \$800,000 per year from the General and Economic Development Components combined. Up to \$500,000 per application per year may be awarded from the General and Economic Development Components. Grants up to \$35,000 per year from the General Planning and Technical Assistance allocation and \$35,000 per year for Economic Development Planning and Technical Assistance allocation may be awarded and do not count toward the \$800,000.

Major activity categories are Housing - New Construction, Housing Acquisition, Housing Rehabilitation, Community Facilities/Public Services, Public Works, and Economic Development. Projects funded with CDBG allocations must carry out at least one of three National Objectives, as follows: benefit to Targeted Income Group (TIG) persons, elimination of slums and blight, or meeting urgent community development needs. The City anticipates applying for the maximum grant amount of \$800,000 under the General and Economic Development Components and Reservation of Funds for small business loans as well as the maximum grant amount of \$70,000 from the General and Economic Development Planning and Technical Assistance Components.

ALTERNATIVES/OPTIONS:

This is an on-going State/Federal program that offers the City the opportunity to apply annually for community development grant funds, or apply on behalf of a single business (Over-the Counter Application). There are other project specific or targeted grant programs available from the Department of Housing & Community Development. The City may not qualify for all programs, or rank well for limited competitive funding.

RECOMMENDATION/REQUESTED ACTION:

Discussion only, no action is required. This public hearing is the first of two required by the State Department of Housing & Community Development (HCD) prior to submittal of a grant application.

SUBSEQUENT ACTION(S):

After reviewing any citizen comments, City Staff will recommend projects for consideration by the City Council.

FINANCIAL IMPACT:

No matching funds are required from the City. However, leveraged funds from other sources will increase the chances for funding.

ATTACHMENTS:

Public Hearing Notice

PROOF OF PUBLICATION

I, Nikki Navarro
am a resident of
Glenn County,
over the age of eighteen years and
not a party to or interested in the
matter noticed.

I am the principal clerk of the
printer of the Corning Observer,
which newspaper was adjudged by
the Superior Court of the State of
California in and for the County of
Tehama a newspaper of general
circulation in the City of Corning,
County of Tehama, State of
California, under date of March 31,
1955, Case Number 9629.

The Notice, of which the annexed is
a printed copy, appeared in said
newspaper on the following dates:

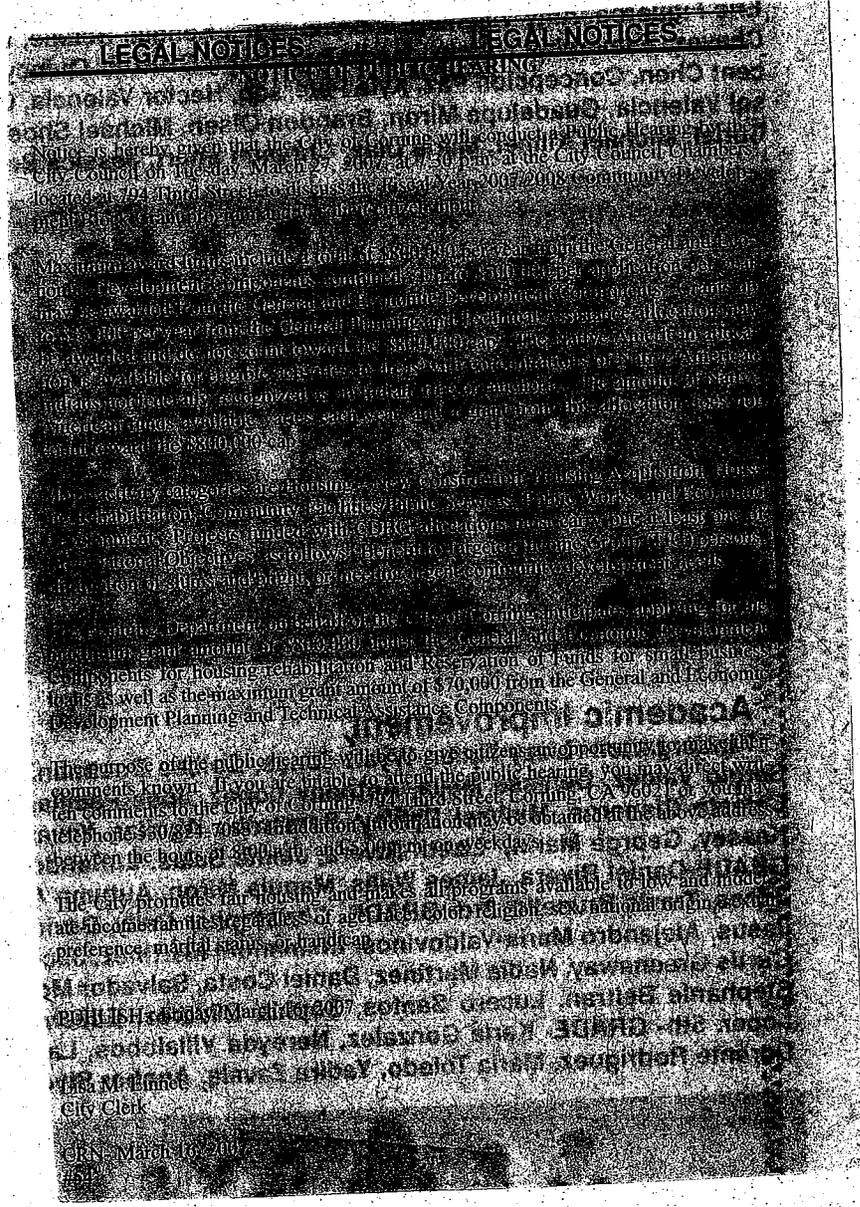
March 16, 2007

I declare under penalty of perjury
under the laws of the State of
California that the foregoing is true
and correct.

March 16, 2007
(Date)

N. Navarro
(Signature)

Corning Observer
P.O. BOX 558, CORNING, CA 96021



ITEM NO: J-8
AUTHORIZE FIRE DEPARTMENT TO
PROCEED WITH REPARATION OF
AGREEMENT TO DISPATCH FOR
ORLAND AND CAPAY FIRE
DEPARTMENTS

TO: HONORABLE MAYOR AND COUNCILMEMBERS

FROM: STEPHEN J. KIMBROUGH, CITY MANAGER
ROBERT PRYATEL, FIRE CHIEF

STEVE

SUMMARY:

The Orland and Capay Fire Districts have approached the Corning Fire Department requesting the Department dispatch their 911 emergency calls. The discussions have moved from informal planning to a need to act immediately. Considerable work still needs to be accomplished including action from the two districts' governing boards formally requesting the service from Corning Fire Department, the execution of a Service Agreement between public agencies and the ordering and installation of equipment.

Most importantly, the Corning City staff will proceed no farther until the City Council authorizes Staff to so.

BACKGROUND:

For many years, the Orland and Capay Fire Districts have used an answering service to dispatch their emergency calls. Both departments have been discussing the possibility of Corning doing their dispatching for over a year should the service no longer be able to meet their needs. A situation arose two weekends ago that prevents the person running the answering service from continuing.

In order to be able to provide the two departments with the service, upgrades will be needed to some of the Corning Fire 911 phone equipment. The Orland and Capay Fire Departments will pay for the cost of these upgrades. The two departments are willing to pay for the dispatch service resulting in a new source of funds to help support the fire services in Corning. The fire districts may choose to order the equipment upgrades for installation in Corning in order to speed the transition of service. This will have no adverse effect Corning Fire Service

The impact to the Corning Fire Dispatch will be manageable with the current staff. The Insurance Service Organization rates the Corning Fire Department dispatch center "ISO Class II". Class II is a coveted rating within the Fire Service.

If approved by the City Council, Staff will meet with the Fire District Staffs to draft an annual contract for final approval by respective Boards and the Corning City Council.

RECOMMENDATION:

MAYOR AND COUNCIL AUTHORIZE THE FIRE DEPARTMENT TO ENTER INTO A CONTRACT TO PROVIDE DISPATCH SERVICES TO THE ORLAND AND CAPAY FIRE WITH THE UNDERSTANDING THAT THE AGREEMENT WILL NEED FINAL APPROVAL OF THE CITY COUNCIL.

ITEM NO: J-9
CORNING MUSEUM ASSOCIATION LEASE
RENEWAL
MARCH 27, 2007

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: STEPHEN J. KIMBROUGH, CITY MANAGER 

SUMMARY:

The Corning Museum has been located at 1110 Solano Street since August 24, 1996 when the Museum entered into a 10-year lease with the City of Corning. Before that, the Museum was located in City Hall. The time has come for the City Council to consider extending the lease for an additional 10-year period.

BACKGROUND:

The City of Corning acquired 1110 Solano Street for the future expansion of City Hall. The City then made it possible for the Museum to move out of City Hall to its current location. The City Hall space was then put to use as a centralized file room for all City Records.

The City and the Museum viewed the lease "as a long-term relationship, with every expectation of renewing the lease at the end of its current term, assuming that there have been no major problems in the relationship." The Museum has been an excellent tenant, including making space available within the Museum for the Corning Chamber of Commerce.

The only change proposed to the lease is an acknowledgement that the City will eventually need to expand into the space. The Museum has asked for a 1-year notice of termination to allow the Museum to develop plans and to relocate.

FINANCIAL IMPACT:

Council Members have been interested in the utility costs to the City for the space occupied by the Museum and the Chamber of Commerce. The Finance Department pulled the records for the past year to determine that the average monthly cost over a year for electric and gas is \$442.78. Here are the monthly costs:

DATES	ELECTRICITY	GAS
January-February 2007	\$ 183.74	\$ 450.31
December-January 2006	\$ 166.13	\$ 457.72
November-December 2006	\$ 171.78	\$ 274.88
October-November 2006	\$ 139.21	\$ 43.28
September-October 2006	\$ 217.64	\$ 16.67
August-September 2006	\$ 390.06	\$ 14.59
July-August 2006	\$ 608.84	\$ 15.63
June-July 2006	\$ 484.06	\$ 16.67
May-June 2006	\$ 284.86	\$ 15.63
April-May 2006	\$ 125.30	\$ 111.07
March-April 2006	\$ 144.88	\$ 411.95
February-March 2006	\$ 125.25	\$ 443.27
Totals	\$ 3,041.75	\$ 2,271.67
Monthly Average =	\$ 442.78	

RECOMMENDATION:

MAYOR AND COUNCIL APPROVE AN EXTENSION OF THE TERM OF THE LEASE WITH THE CORNING MUSEUM ASSOCIATION TO DECEMBER 31, 2016.

ADDENDUM TO LEASE AGREEMENT

The lease agreement entered into between the City of Corning and the Corning Museum Association on August 24, 1996 with respect to the building located at 1110 Solano Street, Corning, California is modified in the following respects only:

1. **Term.** The term of the lease is extended for an additional ten (10) years until August 23, 2016.

2. **Early Termination.** Either party may, within the new ten (10) year term of this lease, terminate the same on a date before August 23, 2016 by providing written notice to the other party that the lease will be ending effective one (1) year from the date of such notice. No cause need be provided by either party to provide such notice. During such one (1) year period, both parties will comply with all of the terms and conditions of the lease.

SO AGREED.

CITY OF CORNING, Lessor

Dated: _____

Dated: _____

CORNING MUSEUM ASS'N, Lessee

LEASE AGREEMENT

This lease agreement is entered into by and between the City of Corning, a municipal corporation, hereafter referred to as "CITY", and the Corning Museum Association, a non-profit corporation, hereafter referred to as "MUSEUM" on the following terms and conditions:

WHEREAS, the City is the owner of a building located at 1110 Solano Street, Corning, California, formerly known as the Napa Auto Parts building adjacent to City Hall and it is willing to lease a portion thereof to the Museum for the use and benefit of this organization and of the citizens of Corning, and

WHEREAS, the Museum wishes to lease a portion of said building from the City and use it for museum and historical purposes,

IT IS AGREED THAT:

1. PREMISES: CITY hereby leases to MUSEUM a portion of the building located at 1110 Solano Street, Corning, California, all as more particularly described in that sketch attached hereto as Exhibit "A."

2. TERM OF LEASE: This lease is a ten year lease which shall begin on August 24, 1996 and shall terminate on August 23, 2006. Both the CITY and the MUSEUM view this as a long-term relationship, however, with every expectation of renewing the lease at the end of its current term assuming that there have been no major problems in the relationship.

3. COMPENSATION: MUSEUM has invested several thousand dollars in improving the interior of said building and will be leaving such improvements in place if it vacates the building. Those improvements will then belong to the CITY. For this reason, the CITY will not require the MUSEUM to pay lease payments to the CITY during the term of this lease.

4. UTILITIES: CITY will pay all reasonable costs for utilities provided to the premises; however, should the CHAMBER OF COMMERCE sublease from the MUSEUM, the CHAMBER will pay its proportionate share of the utilities. Telephone charges, if any, will be paid by the MUSEUM.

5. INSURANCE: CITY will maintain all property damage insurance and fire insurance pertaining to the building itself. The MUSEUM will be responsible for insurance, if it chooses to obtain it, to protect personal property belonging to the MUSEUM, its patrons and donors and well as to protect the exhibits themselves from fire, vandalism, theft and damage from other causes. If the CITY determines that the MUSEUM needs to provide liability insurance to protect the CITY for MUSEUM's use of the premises, it will so inform the MUSEUM and the MUSEUM will then have the obligation to meet the CITY's insurance requirements at the MUSEUM's expense.

6. MAINTENANCE OF BUILDING: The CITY will maintain the building including but not limited to the heating, air conditioning, plumbing and exterior walls and roof.

7. USE OF PREMISES: The MUSEUM will only use the premises for museum purposes and purposes directly related thereto.

However, it is anticipated that the MUSEUM may decide to allow the CORNING CHAMBER OF COMMERCE to use a part of the space allocated to the MUSEUM. This would be beneficial to both the CHAMBER and the MUSEUM and would provide the MUSEUM with income which could be used to make further improvements to the premises and increases to their collection. This paragraph would not preclude the MUSEUM from entering into this type of an arrangement. The CHAMBER's use of a portion of the premises to conduct activities to promote the CITY would not be considered a violation of this paragraph restricting use of the premises.

8. WASTE OR NUISANCE: The MUSEUM will take all reasonable steps necessary to ensure that the premises are kept in a clean and sanitary condition and to ensure that the use of the premises does not constitute a nuisance or health or safety hazard to others. The MUSEUM will comply with all laws and regulations applicable to the premises. The premises will not be used in such a manner as to increase liability to the CITY nor will any substances be stored on the premises which might have such effect.

9. SIGNS AND MODIFICATIONS: The MUSEUM will not place any exterior signs on the building or make any modifications to the premises without the advance written consent of the CITY or its authorized representative.

10. ASSIGNMENT AND SUBLEASE: The MUSEUM will not assign or sublease the premises without the advance written consent of CITY. A sublease by the MUSEUM to the CORNING CHAMBER OF COMMERCE will be allowed; however, the form and content of the

agreement itself must be approved in advance by the CITY.

11. LIENS AND ENCUMBRANCES: No liens or encumbrances will be placed on the premises, either voluntarily or by operation of law, by the MUSEUM.

12. DEFAULT: If the MUSEUM defaults in any of its obligations or responsibilities hereunder, the CITY shall be entitled to terminate the lease upon thirty (30) days written notice to the MUSEUM. If the default involves a health or safety problem, the lease may be terminated immediately, again upon written notice provided to the MUSEUM.

13. ATTORNEY FEES AND COSTS. In the event of legal action to enforce the terms hereof, the prevailing party shall be entitled to a reasonable award of attorney fees and costs.

14. ENTIRE AGREEMENT. This document constitutes the entire agreement between the parties hereto and encompasses all previous oral understandings and agreements. It may be modified in writing signed by both parties as circumstances change in the future.

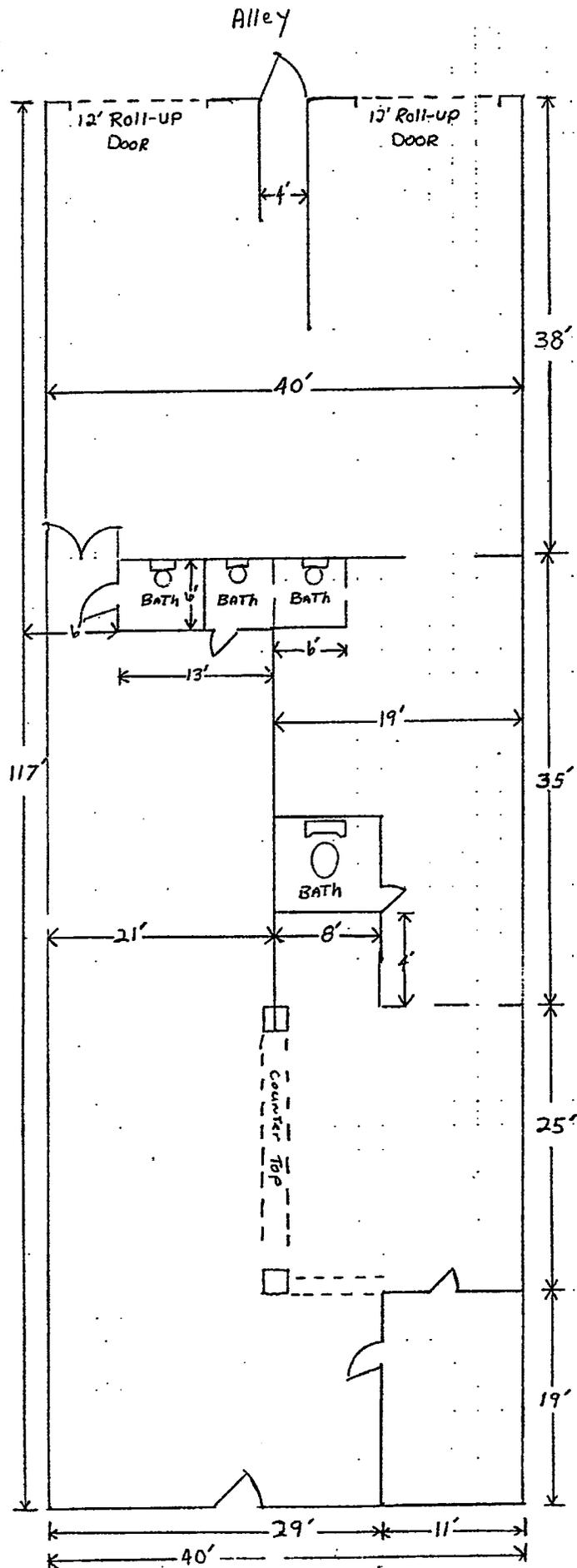
CITY OF CORNING, Lessor

DATED: August 24, 1996 Stephen J. Kinbough

CORNING MUSEUM ASSOCIATION, Lessee

DATED: AUGUST 24, 1996 Charles J. Martin

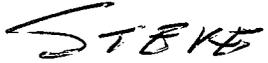
EXHIBIT "A"



Scale
 $\frac{1}{4} = 2'$

ITEM NO: J-10
APPROVE PROPOSED SALARY INCREASE
FOR LIFEGUARDS AND POOL MANAGER
MARCH 27, 2007

TO: HONORABLE MAYOR AND COUNCIL MEMBERS

FROM: STEPHEN J. KIMBROUGH, CITY MANAGER 

SUMMARY:

The City has not increased the Lifeguard and Pool Manager Part-Time hourly rates since the last minimum wage increases. Because it is difficult to find good Pool Staff and Lifeguards, the City has tried to keep its pay range higher than the surrounding Cities. It is also more difficult to recruit local qualified candidates because Corning High School does not have a competitive swimming program, therefore, we must attract qualified Lifeguards regionally, and to do that we must be competitive. The rates proposed for approval tonight increase the starting hourly rate above the minimum wage and establish a competitive rate to attract qualified lifeguards for the City's summer pool program.

BACKGROUND:

The State of California has increased the California minimum wage to \$7.50 per hour effective January 1, 2007; the minimum wage will increase to \$8.00 per hour next year on January 1, 2008. Lifeguards are part-time temporary employees with the City of Corning and work on an established 5-Step salary range. New Lifeguards with no experience start at Step A of the Lifeguard rate; each year they return to the City their hourly rate is increased to the next step, a 5% increase. Lifeguards must be minimally qualified with the Red Cross Life Saving Certificate, which is a rigorous swimming and lifesaving course. The Lifeguard II position recognizes those lifeguards who have obtained the Red Cross "Water Safety Instructor Certificate" or WSI, which sets standards that are even more rigorous. The Pool Manager position and Assistant Pool Manager position must both have WSI's. Here is the current Salary range for the positions:

Step	A	B	C	D	E
Pool Manager	11.70	12.30	12.90	13.55	14.25
Asst Pool Manager	9.69	10.18	10.69	11.22	12.19
Lifeguard II	7.76	8.15	8.56	8.99	9.44
Lifeguard I	7.02	7.37	7.74	8.13	8.54

City Staff proposes to increase the hourly rate as shown below on the proposed schedule:

PROPOSED SALARY SCHEDULE 2007

	Step A	B	C	D	E
Pool Manager	12.66	13.29	13.95	14.65	15.38
Asst Pool Mgr	11.44	12.06	12.66	13.29	13.95
Lifeguard II	9.00	9.45	9.92	10.42	10.94
Lifeguard I	8.15	8.56	9.00	9.45	9.92

As a comparison, the recommended top hourly rate of the Pool Manager is still below the hourly rate of any full-time City employee.

RECOMMENDATION:

MAYOR AND COUNCIL APPROVE THE HOURLY PAY SCHEDULE FOR THE POOL STAFF AS RECOMMENDED IN THE ABOVE PROPOSED SALARY SCHEDULE 2007.