CITY COUNCIL OF THE CITY OF MCFARLAND
MCFARLAND SUCCESSOR AGENCY
MCFARLAND PUBLIC FINANCE AUTHORITY
MCFARLAND IMPROVEMENT AUTHORITY
MCFARLAND PARKING AUTHORITY

REGULAR MEETING– 6:00 P.M.

PLEASE NOTE: The City of McFarland City Council Chambers complies with the provisions of the Americans with Disabilities Act (ADA). Anyone needing special assistance please contact the City Hall at **(661) 792-3091,** at least one business day prior the meeting so that we may accommodate you.

LOCATION OF MEETING: **McFarland Veterans Community Center**
103 W. Sherwood Ave
McFarland, Ca 93250

DATE/TIME: **July 24, 2014 at 6:00 P.M.**

ROLL CALL: Mayor / Chairman Manuel Cantu Jr.
Mayor Pro Tem / Chairman Stephen McFarland
Council Member / Boardmember Russell Coker
Council Member / Boardmember Vidal Santillano
Council Member / Boardmember Rafael Melendez

REGULAR MEETING: – 6:00 P.M.

INVOCATION:

PLEDGE OF ALLEGIANCE:

PRESENTATIONS AND PROCLAMATIONS:

None

PUBLIC COMMENTS: This portion of the meeting is reserved for persons to address the Council/Board members on any matter not on this agenda but under the jurisdiction of the Council/Board members. Council/Board members may respond briefly to statements made or questions posed. They may ask a question for clarification; make a referral to staff for factual information or request staff to report back to the Council/ Board members at a later meeting.

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SPEAKERS ARE LIMITED TO TWO MINUTES. PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD PRIOR TO MAKING A PRESENTATION. FIFTEEN MINUTES TOTAL TIME WILL BE ALLOWED FOR ANY ONE SUBJECT. If your business requires time, submit your items to the City Manager for the next meeting agenda. Thank you.

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CONSENT AGENDA/OPPORTUNITY FOR PUBLIC COMMENT:
All items listed as consent items are considered to be routine and noncontroversial by City staff and will be approved by one motion if no member of the City Council or public wishes to comment or ask questions. If comment or discussion is desired by anyone, the item will be removed from the consent agenda and will be considered in the listed sequence with an opportunity for any member of the City Council or public to address the concerns of the item before action are taken.

CONSENT CALENDAR:

1. **Approval Of Warrants And Pre-Issued Payroll** **–** List of warrants in the amount of $ 782,229.23 from June 28, 2014 through July 18, 2014 and the pre-issued payroll in the amount of $134,015.77 for June, 2014.

2. **Approval of Minutes of Regular And / Or Special Council Meeting** **–** held on June 12^{th}, 18^{th}, and June 30^{th}, 2014.

3. **Request by City Attorney to Attend the Annual Conference** of the League of California Cities for September 4 - 5, 2014. The City's Share of the City Attorney's Costs would be $233.00.

Attachment(s): Brochure

Recommendation(s): Staff recommends City Council approve City's Attorney request.

4. **Appointment of Planning Commissioner**-The City of McFarland Planning Commission is composed of five members however one Planning Commissioner was removed due to excessive absences. City staff prepared a notice inviting citizens to apply for the Planning Commission and as result of this notice the City received one response which was from Ms. Eve Henderson.

Attachment(s): Staff report, Planning Commissioner Advertisement.

Recommendation(s): Staff recommends the City Council appoint Ms. Eve Henderson to the Planning Commission.

5. **Whisler Monument Sign Change Order** - The Public Works Department has taken a look at the other monuments in the city of McFarland and noticed that they have stone on the columns. Ken Smith construction has notified me that it would cost $4,656.00. The stone would be rustic southern ledge stone that would coordinate with the other monuments in town.

Attachment(s): Staff report, Change Order quote.

Recommendation(s): Staff recommends City Council approve the change order of $4,656.00 to Ken Smith Construction and approve the City Manager to sign change order.

6. **RBF Consulting Agreement** for the preparation of an Environmental Impact Report for the South McFarland General Plan Amendment.

Attachment(s): Staff report, Draft Agreement.

Recommendation(s): Staff recommends the City of McFarland City Council approve the agreement with RBF Consulting for an amount not to exceed $179,760.00 for the preparation of the Environmental Impact Report for the South McFarland General Plan Amendment.

7. **Use of Municipal Buses and Fuel Cost** –for the purpose of transporting the McFarland Police Department Explorer's Post to and from Magic Mountain Theme Park on August 9th, 2014.

Attachment(s): Staff Report

Recommended Action(s): Staff recommends the City Council approve the transportation and gas cost of the two municipal buses for the purpose of transporting the McFarland Police Department Explorer's Post to and from Magic Mountain. Staff recommends / request that council allow city employees, Maria Moreno and Jennifer Tafoya to volunteer their services as drivers/chaperones to this event.

END OF CONSENT CALENDER

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8. Monthly staff report to the City Council

- Administration
- Planning Director

- Grant Director
- Public Works Director

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PUBLIC HEARING

9. **<u>Automobile Parking Regulations</u> –** Report, open public hearing and possible approval of the second reading of Ordinance amending Title 17 Zoning, Chapter 17.144 Automobile Parking Regulations, establishing parking lot design standards and the number of required spaces for certain uses. (Zoning Ordinance Text Amendment 2014-01).

<u>Attachment(s):</u> Staff Report, Ordinance No. 038-2014.

<u>Recommended Action(s):</u> Staff recommends council approves the second reading by title only and adopt Ordinance No. 038-2014, amending Title 17 Zoning, Chapter 17.144, Automobile Parking Regulations.

10. **<u>Property Maintenance-Section 8.20 of the City's Municipal Code</u> –** Report, public hearing and adoption of the Ordinance amending Title 8 Health and Safety, Chapter 8.20, Section 8.20.030 Prohibited Conduct, establishing standards for the storage inoperative and/or disabled automobiles and recreational vehicles. (Municipal Code Text Amendment 2014-01).

<u>Attachment(s):</u> Staff Report, Ordinance No. 039-2014.

<u>Recommended Action(s):</u> Staff recommends City Council approves the second final reading of Ordinance No. 039-2014 by title only amending Title 8 Health and Safety, Chapter 8.20, Section 8.20.030 Prohibited Conduct.

ADMINISTRATIVE MATTERS:

11. **<u>Environmental Document Adoption for WWTP Expansion</u> –** The document entitled "McFarland Wastewater Treatment Plant Expansion Project Initial Study/Mitigated Negative Declaration" dated May 2014 was properly circulated through the State Clearing House and only minor comments were received. The circulation process was non-controversial and the final step it to have the City approve/adopt the document. This document provides the CEQA compliance (along with any required construction mitigation) for the City wastewater expansion project.

Attachment(s): Staff report, Environmental Document-WWTP Expansion.

Recommended Action(s): Staff recommends City Council approve the May 2014 McFarland Wastewater Treatment Plant Expansion Project Initial Study/Mitigated Negative Declaration document.

12. **Wastewater Treatment Plant Design-Phase 2** – Engineering services with Cannon Corporation for the Master Plan schedule includes concurrent design of the second phase project which includes an Aeration Basin, Blower Facilities and a Motor Control Center.

Attachment(s): Staff report, Proposal for Service from Cannon Corp.

Recommended Action(s): Staff recommends City Council approve the agreement with Cannon Corporation in the amount of $368,300 for the second phase of the wastewater treatment plant expansion which includes the Aeration Basin/Blower Facility and Motor Control Center.

13. **Designation Of Voting Delegates** and Alternates –League of California Cities Annual Conference. At this meeting, the League membership considers and takes action on resolutions that establish League policy.

Attachment(s): League of Cities Voting Procedures, Resolution No. 2014-0186.

Recommended Action(s): Staff recommends council approve Resolution No. 2014-0186 designating one delegate and one alternate voting delegate for the League of California Cities Annual Conference to be held September 3-5, 2014 in Los Angeles, CA.

14. **Façade Program** – In order to encourage new economic development investment in the city, it is imperative that the downtown business corridor be updated to create a commercial core and define the downtown shopping area. Staff is proposing a Façade Program to renovate the commercial buildings within the downtown.

Attachment(s): Staff report, Resolution No. 2014-0187 and Program Guidelines.

Recommended Action(s): Staff recommends the City Council adopt resolution approving the Façade Program.

15. **McFarland Pavilion** - The Public Works Department would like to know if the city council would like to put some kind of logo or design on the front top section of the McFarland Pavilion on West Kern Ave pedestrian walkway.

Attachment(s): Staff Report, Photographs of suggested wording and design.

Recommended Action(s): Staff recommends council approve the design and wording which are included in the photograph.

16. **Wastewater Treatment Facility Well –** Report and discussion regarding Mr. Johnny Pruneda, the farmer that is farming at the wastewater treatment property. Mr. Pruneda is requesting at his expense to hire a pump company to add 80ft. of pipe to reach current water table.

Attachment(s): Staff Report, Quote from Carter Pump.

Recommended Action(s): Staff recommends city council approve request and authorize the city attorney to draw up an agreement and authorize Mayor Cantu to execute the agreement.

17. **Annexation 14** - Resolution authorizing staff to re-submit Annexation 14 to the Kern Local Agency Formation Commission.

Attachment(s): Staff Report, Resolution No. 2014-0188.

Recommended Action(s): Staff recommends that the City Council adopt the attached resolution regarding the resubmittal of Annexation 14 to Kern LAFCo.

18. **Water Conservation -** Report and discussion regarding the City of McFarland's efforts for water conservation as required by the California State Water Resources Control Board.

Attachment(s): None

Recommended Action(s): Information Only.

Correspondence

None

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MAYOR AND COUNCIL MEMBERS STATEMENTS:
On their own initiative, Council members may make a brief announcement or a brief report on their own activities. In addition, Council members may ask a question of staff or the public for clarification on any matter, provide a reference to staff or other resources for factual information. Or request staff to report back to the City Council at a later meeting concerning any matter.

Furthermore, the City Council, or any member thereof, may take action to direct staff to place a matter of business on a future agenda.

CLOSED SESSION:

1. Approval of the June 12, June 18, and June 30, 2014 closed session minutes.

2. Conference with Real Property Negotiator (City Manager) Regarding Price and Terms of payment of land described as Assessor's Parcel No. 060-012-43 per Government Code Section 54956.8

3. Conference with real property negotiator (City Manager) regarding price and terms of payment for property on West Kern Avenue described as Assessor's Parcel Nos. 2014-140-05, 06, 07, 08, 09, 10, 11 per Government Code Section 54956.8.

4. Conference with real property negotiator (City Manager) regarding price and terms of payment or exchange of real property owned by R & F Refuse Company with property at the wastewater treatment plant per Government Code Section 54956.8.

ADJOURNMENT