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: **September 25, 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 –** List of warrants in the amount of $637,715.21 from September 9, 2014 through September 19, 2014

2. **Approval of Minutes of Regular And / Or Special Council Meeting –** held on September 11, 2014.

3. **Monument Sign at Whisler Rd- Notice of Completion** -This is a Notice of Completion for the work under contract with Ken W. Smith Construction for the Monument Sign at Whisler Rd Off Ramp Project.

The City Council awarded the contract to Ken W. Smith Construction on May 8, 2014, city council meeting in the amount of $72,878.00. Two change orders were approved by council on July 24, and August 14, 2014.

Construction was completed on September 4, 2014, and the completed work substantially conforms to the requirements of the agreement and is recommended for Council acceptance.

Attachment(s): Staff report and Notice of Completion

Recommendation(s): Staff recommends that the City Council accept the completed work by the contractor, Ken W. Smith Construction, and authorize Mayor Cantu to sign the Notice of Completion and authorize the City Clerk to file the Notice of Completion with the Kern County Recorder. Staff further recommends the release of the 5% retention to the Contractor after 30 days pending claims or liens filed during this period.

END OF CONSENT CALENDER

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PUBLIC HEARING

Mayor Cantu to open public hearing, take comments from public, if any, closed public hearing.

A Representative from Kern County Waste Management Department will be present to answer any questions council or the public might have.

4. <u>Consideration of Text Revisions to the Countywide Siting Element of the Countywide Integrated Waste Management Plan.</u>

<u>Attachment(s):</u> Staff report and Resolution No. 2014-0192.

<u>Recommendation(s):</u> Council discussion, take public comment and adopt Resolution No. 2014-0192.

Mr. Michael Carpol from Solar City will be present to answer any questions council or the public might have.

5. <u>Solar City Lease</u> – City Staff and the City Attorney has completed the contract for the 496.86 DC kW solar facility lease at the Garzoli Well Site. The lease will lock in the city's price for kWh at $0.078 and is projected to save the Water Enterprise fund energy cost between $65,917 and $95,883, and possibly increase in savings every year after.

<u>Attachment(s):</u> Solar Lease Agreement.

<u>Recommendation(s):</u> Staff recommends that the City Council approve the agreement pending any insignificant changes by the City Attorney and authorize Mayor Cantu to execute the agreement with Solar City for construction of and lease of a solar facility at the Garzoli Well Site.

Mayor Cantu, please close public hearing.

6. Monthly staff report to the City Council

- Administration
- Planning Department
- Public Works Department

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ADMINISTRATIVE MATTERS:

7. **Tract 6416 Phase 4** – Report, Discussion and Possible Adoption of a Resolution RE: Approval of the Final Map for Tract 6416 Phase 4.

Attachment(s): Staff Report, Attachments A-C, and Resolution 2014-0193.

Recommended Action(s): Staff recommends the City Council take the following actions:

1. Approve the Final Map for Tract 6416 Phase 4 (Exhibit A).
2. Accept for public use all dedications for the purposes for which they are offered.
3. Accept all subdivision improvements for Tract 6416 Phase 4.
4. Authorize the City Manager to endorse the Notice of Completion and Acceptance of Public Work (Exhibit B).
5. Authorize the Mayor to execute this Resolution.
6. Authorize the Planning Director to endorse Final Map 6416, Phase 4.
7. Authorize the City Engineer to endorse Final Map 6416, Phase 4.
8. Authorize the City Clerk to endorse the Final Maps for Tract 6416 Phase 4.
9. Authorize the City Engineer to transmit Final Map 6416, Phase 4, to the County Clerk's Office for recordation.

8. **Streetscape Improvement on 2nd Street** - The City of McFarland is utilizing Community Development Block Grant funds to construct streetscape projects on the east side of 2nd Street, north of W. Kern Avenue and south of Lockwood Avenue. The County of Kern has programmed $264,933.00 for the project of which $146,923.00 is proposed for construction and $118,010.00 is proposed for design and other costs (Attachment A). The improvements will be identical to the W. Kern Avenue improvements and are the first phase in improving the streetscape of 2nd Street.

The initial plan for the CDBG monies was to install curb, gutter and sidewalk along Frontage Road between W. Kern Avenue and W. Perkins Avenue however the County of Kern requested that the monies instead be used on 2nd Street.

The reason for the County's request was based on the fact that in 2004 the City utilized CDBG funds for the design and construction of 2nd Street Improvements which were designed but never installed.

Attachment(s): None

Recommended Action(s): Staff recommends the City of McFarland City Council approve the Agreement for the City of McFarland Streetscape/Lighting Improvements CD#16.12.1 and Resolution No. 2014-0194.

9. **Annual Transportation Development Act Streets and Roads Claim** – A Resolution approving the Annual Transportation Development Act Streets and Roads Claim for Fiscal Year 2013-2014 and Authorizing its filing with Kern Council of Governments.

Attachment(s): Staff Report, Resolution.

Recommendation(s): Staff recommends council approve Resolution, and authorize the filing of the Annual Transportation Act Streets and Roads Claim for Fiscal Year 2013-2014 with KCOG.

10. **Annual Transportation Development Act Public Transit Claim** – A Resolution approving the Annual Transportation Development Act Public Transit Claim for the Fiscal Year 2013-2014 and Authorizing its filing with Kern Council of Governments.

Attachment(s): Staff Report, Resolution.

Recommendation(s): Staff recommends council approve Resolution, and authorize the filing of the Annual Transportation Development Act Public Transit Claim for Fiscal Year 2013-2014 with KCOG.

11. **Annual Transportation Development Act Streets and Roads Claim –** A Resolution approving the Annual Transportation Development Act Streets and Roads Claim for Fiscal Year 2014-2015 and Authorizing its filing with Kern Council of Governments.

Attachment(s): Staff Report, Resolution.

Recommendation(s): Staff recommends council approve Resolution, and authorize the filing of the Annual Transportation Development Act Streets and Roads Claim for Fiscal Year 2014-2015 with KCOG.

12. **Annual Transportation Development Act Public Transit Claim** – A Resolution approving the Annual Transportation Development Act Public Transit Claim for the Fiscal Year 2014-2015 and Authorizing its filing with Kern Council of Governments.

Attachment(s): Staff Report, Resolution.

Recommendation(s): Staff recommends council approve Resolution, and authorize the filing of the Annual Transportation Development Act Public Transit Claim for Fiscal Year 2014-2015 with KCOG.

13. **Thanksgiving Luncheon** - Staff is asking City Council to choose a date best suitable for council to attend the Thanksgiving Luncheon.

    Attachment(s): None

    Recommended Action(s): Staff is asking City Council to choose a date in November, 2014 for the Thanksgiving Luncheon.

14. **2nd Street Water Tank Mural Design** – Discussion and possible approval for the final design of the 2nd Street Water Tank Mural Design.

    Attachment(s): Staff Report

    Recommended Action(s): Staff is asking council to review and approval the 2nd Street Water Tank Mural Design.

Mayor Cantu to adjourn city council meeting and open the Successor Agency to the McFarland Redevelopment Agency meeting.

Chairman Cantu to open the Successor Agency Meeting:

MCFARLAND SUCCESSOR AGENCY:

15. **ROPS - Approval for January 1, 2015 through June 30, 2015** -Pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (the "Redevelopment Dissolution Law"), the Successor Agency must prepare a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period (commencing each January 1 and July 1), listing the payments to be made by the Successor Agency during such period. All ROPS must be approved by the Oversight Board. Furthermore, each Oversight Board-approved ROPS must be submitted to the State Department of Finance ("DOF") for review.

    Attachment(s): Staff Report and Resolution No. 2014-003-SA.

    Recommended Action(s): Staff recommends that the Board of Directors of the Successor Agency to the McFarland Redevelopment Agency adopt Resolution No. 2014-003-SA approving the Recognized Obligation Payment Schedule for the six-month fiscal period from January 1, 2015 through June 30, 2015, and taking certain other related actions.

16. **ROPS- Approval of Administrative Budget for January 1, 2015 through June 30, 2015**- Pursuant to Part 1.85 of Division 24 of the California Health and Safety

Code (the "Redevelopment Dissolution Law"), the Successor Agency must prepare a proposed administrative budget and a Recognized Obligation Payment Schedule ("ROPS") for each six-month fiscal period, both of which must be submitted to the Oversight Board for approval. Each proposed administrative budget must include all of the following: (1) estimated amounts for Successor Agency administrative costs for the applicable six-month fiscal period; (2) proposed sources of payment for the administrative costs; and (3) proposals for arrangements for administrative and operations services provided by the City or other entity.

Attachment(s): Staff Report and Resolution No. 2014-004-SA.

Recommended Action(s): Staff recommends that the Board of Directors of the Successor Agency to the McFarland Redevelopment Agency adopt Resolution No. 2014-004-SA approving a proposed administrative budget for the six-month fiscal period from January 1, 2015 through June 30, 2015 and taking certain related actions.

Chairman Cantu of the Successor Agency adjourn meeting. Mayor Cantu opens and continues the Regular City Council Meeting.

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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 September 11, 2014 closed session minutes.

ADJOURNMENT