

**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: **November 13, 2014 at 6:00 P.M.**

ROLL CALL: Mayor / Chairman Manuel Cantu Jr.
Mayor Pro Tem / Vice-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.

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.

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 \$ 469,618.22 from October 18, 2014 through November 10, 2014 and the pre-issued payroll in the amount of \$120,595.48 for October, 2014.
2. **Approval of Minutes of Regular And / Or Special Council Meeting** – held on October 23, 2014.
3. **Housing Related Parks Program** – On January 9, 2014 the City Council adopted a resolution authorizing staff to submit a HRP Program Application to Housing and Community Development. Staff submitted the application and the City was subsequently awarded \$1,331,950.00.

The State is in the process of preparing the contracts needed to start using the funds. However, while preparing the contracts, the State's legal division determined the City's resolution authorizing submittal and execution of the agreement must also include the grant award amount. This information was not previously required to be included in the resolution template provide by the State so the previous resolution is not valid. As a result, the City is required to resubmit a resolution that indicates the award amount.

Attachment(s): Staff Report, Resolution No. 2014-0202.

Recommendation(s): Staff recommends city council adopt a revised resolution authorizing staff to execute a State of California Standard Agreement and any and all other documents required or deemed necessary or appropriate to secure the HRP Program Grant.

4. **E. Sherwood Avenue Reconstruction–Rejection of Bid-** the City of McFarland has a Disaster Recovery Grant (DRI) No. 10-DRI-6787 for the East Sherwood Avenue Reconstruction between Industrial and Wiley Street. The City advertised the East Sherwood Avenue Reconstruction project following the competitive bid process as required by the DRI grant. Despite interest from multiple companies, Griffith Company was the only firm to submit a bid for the project. The DRI grant administrators at the Housing and Community Development Department stated that the City must receive at least two responsible bidders before it can award the project. Therefore, the City must reject the single bid received from Griffith Company and re-advertise the project.

Attachment(s): Staff Report

Recommendation(s): Staff recommends the City Council reject the bid received from Griffith Company for the East Sherwood Avenue Reconstruction Project.

5. **Report, Public Hearing and Adoption of a Resolution, RE: Approval of the Final Map for Parcel Map 12125 -** The project site is a 2.21 (gross) acre parcel located on the north side of W. Perkins Avenue (Assessor's Parcel Number 201-010-32). The project site is currently vacant and bounded on the east by the Dollar General store, the north by an apartment complex, the west by a residential development that is under construction (Tract 6416) and the south by W. Perkins Avenue and a church.

Attachment(s): Staff Report, Parcel Map, Notice of Exemption, Letter from SJVAPCD, Letter from Kern County Superintendent of Schools, Condition of Approval and Planning Commission Res. 2014-009-PC.

Recommendation(s): Staff recommends the City Council of the City of McFarland take the following actions:

- 1) Approve the Final Map 12125 (Exhibit A).
- 2) Authorize the Mayor to execute this Resolution.
- 3) Authorize the Planning Director to endorse Final Map 12125.
- 4) Authorize the City Engineer to endorse Final Map 12125.
- 5) Authorize the City Clerk to endorse the Final Maps 12125.
- 6) Authorize the City Engineer to transmit Final Map 12125, to the County Clerk's Office for recordation.

6. **Report and Discussion, RE: Introduction of Zone Change 2014-02-** This project site is a 19.01 (gross) acres parcel located at the northwest corner of Elmo Hwy and Davis Ave. The project site is currently vacant and bounded on the east

by Davis Road and a trucking company, the north and west of the fallow farmland and the south by Elmo Hwy and a gas station/ convenience store.

Attachment(s): Staff Report, Vicinity Map, Zoning Maps, PC Resolution and Proposed Ordinance.

Recommendation(s): Staff recommends the City Council introduce and waive the first reading for Zone Change 2014-02.

END OF CONSENT CALENDER

PUBLIC HEARING

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

7. **Proposed Amendments to the City of McFarland 2006 Traffic Study** – The proposed amendments of the 2006 Traffic Study will align with the current Circulation Element adopted by council on February 2013 and the KernCog 2011 Interchange Feasibility Study.

Attachment(s): Staff Report, Resolution 2014-0203.

Recommendation(s): Staff recommends City Council adopt Resolution No. 2014-0203.

8. **Water Conservation** - Public Hearing, 2nd Reading and Adoption of Municipal Code Text Amendment 2014-02 Water Conservation.

Attachment(s): Staff Report, Ordinance.

Recommendation(s): Staff recommends the City Council conduct the required public hearing and adopt the proposed Ordinance.

9. Monthly staff report to the City Council

- Administration
- Police Department
- Finance Director

ADMINISTRATIVE MATTERS:

10. **Resident Complaints -Browning Elementary School Safe Routes to School Project – SRTSL 5343-(003).** This is a follow up to the deferred agenda item from the October 10, 2014 Council Meeting. At the 10/10/14 meeting Council directed City Staff to construct a “mockup” of the proposed modified roll-top curb & gutter with drain pipe.

It is proposed to reconstruct the standard roll-top curb with a modified roll-top as shown on the design. This would provide a smoother access at the existing drive approaches.

Attachment(s): Staff Report, Modified Roll-top Curb Drain Detail Design, and Resolution.

Recommended Action(s): Staff recommends review of resident complaints and direct staff.

Correspondence

11. Monthly Building Permit Activity Report

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 October 23, 2014 closed session minutes.
2. Conference with Real Property Negotiator (City Manager) regarding price and terms of payment for property located at APN 060-12-43 (Restoration Rock Church) per Government Code Section 54956.8.
3. Conference with real property negotiator (city manager) regarding price and terms of payment for real property located at APN 200-030-01 and 200-070-11 per Government Code Section 54956.8.

ADJOURNMENT