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 12, 2015 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. **<u>Approval Of Warrants</u> –** List of warrants in the amount of $ 1,007,924.44 from October 20, 2015 through November 6, 2015 and the pre-issued payroll in the amount of $133,957.26 for October, 2015.

2. **<u>Approval of Minutes of Regular and /or Special Council Meeting</u>** – held on October 22, 2015.

3. **<u>2” Metered Service for Future Restroom, Concession Stand, and Mister Park for the Discover Park Project</u>** – The proposed 2” metered service will be installed off a new 12” main currently being installed along the northerly boundary of Discovery Park. The piping from the 2” service to the future facilities will cross under the paved parking lot; therefore, it is recommended that the 2” metered service be installed prior to the construction of the parking lot.

<u>Attachments</u>: Staff report

<u>Recommendations</u>: Staff recommends that the City council approve and authorize the Change Order in the amount of $10,894.51.

4. **<u>Wastewater Treatment Facility Well at the (WWTP)</u>**– The water well at the WWTP has stopped functioning and has been currently out of order since 9/8/2015. A quote has been obtained by two pump companies for repair of the well, as water is necessary for the day to day operations and also supplies water to the animal shelter.

<u>Attachments</u>: Staff report, Quote from Farm Pump & Irrigation and South Valley Pump.

Recommendations: Staff recommends that the City Council approve the quote from South Valley Pump to repair the WWTP well and install a submersible pump in the amount of $15,103.00.

5. **Report and Adoption of a Resolution: Accept Final Map, Securities**, Accept all dedications for public uses and authorize Recordation of the Final Map for Tentative Tract 6416, Phase 5.

   Attachments: Staff report, Final Map Phase 5, Engineer's Estimate, Resolution 2015-0247.

   Recommendations: Staff recommends the City Council of the City of McFarland take the following actions:

   1. Approve the Final Map for Tract 6416 Phase 5 (Exhibit A).
   2. Accept the Securities required by Section 16.28.240 of the McFarland Municipal Code
   3. Accept for public use all dedications for the purposes for which they are offered.
   4. Authorize the Mayor to execute this Resolution
   5. Authorize the Planning Director to endorse Final Map 6416, Phase 5.
   6. Authorize the City Engineer to endorse Final Map 6416, Phase 5.
   7. Authorize the City Clerk to endorse the Final Maps for Tract 6416 Phase5.
   8. Authorize the City Engineer to transmit Final Map 6416, Phase 5, to the County Clerk's Office for recordation.

6. **Agreement with ASI Inc., re: 361 W. Kern Ave -** The City of McFarland will be demolishing the City owned building located at 361 W. Kern Avenue. The City has the house tested for hazardous materials and this testing showed that the exterior paint contained lead and asbestos was found in the interior flooring and insulation. Prior to the City demolishing the existing structure all the hazardous materials must be removed.

   Attachments: Staff report

   Recommendations: Staff recommends the City Council approve the attached agreement with ASI-Inc., in the amount of $38,600.00 for the abatement of hazardous material at 361 W. Kern Avenue.

7. **Agreement with the California Department of Transportation** – The City of McFarland is developing a Project Initiation Document (Project Study Report/Project Design Study PSR/PDS) for a new interchange that will be located at Hanawalt Avenue and State Route 99. As a part of this process, Caltrans, pursuant to Government Code Section 65086.5, is required to review and approve

the PSR/PDS and the City must reimburse their costs which will not exceed $30,000.00.

It is anticipated that the Project Initiation Document will be approved by Caltrans in April of 2016 with subsequent approval by the City Council in May of 2016.

Attachments: Staff report, Agreement

Recommendations: Staff recommends the City Council approve the proposed the attached agreement with Caltrans for the review of the Project Initiation Document for a cost not to exceed $30,000.00.

8. **California Energy Commission DC Fast Charger Infrastructure Grant** – The City of McFarland is submitting an application to the California Energy Commission (CEC) for $862,000.00 in funding from the Alternative and Renewable Fuel and Vehicle Technology Program for Electrical Vehicle -DC Fast Charging Infrastructure on the west side of the 100 block Industrial Street.

Attachments: Staff report, Resolution

Recommendations: Staff recommends City Council approve Resolution for CEC application for funding and execution of grant agreement and any amendments.

END OF CONSENT CALENDER

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PUBLIC HEARING

Mayor Cantu, please open the public hearing. Take comments from the public if any and proceed to close the public hearing.

9. **Report, Public Hearing and Approval, RE: A resolution of the City of McFarland vacating a portion of 4th Street -** The City of McFarland is proposing to expand the existing City Hall to the east which will include development of the soon to be vacant lot located at 361 W. Kern Avenue. A part of the expansion will include extending the existing City Hall east, across 4th Street and onto the aforementioned lot located at 361 W. Kern Avenue. Prior to the City starting construction, the portion of 4th Street that will be included in the building expansion needs to be closed to the general public through the street vacation process.

Attachments: Staff report, Resolution

Recommendations: Staff Staff recommends the City Council approve the attached Resolution vacating the portion of 4th Street shown in Exhibit A.

Mayor Cantu, City council member and McFarland Improvement Authority Directors will vote as one.

10. **Issuance of a Bond** to refinance the costs of acquiring and improving park facilities and to financing the costs of improving a library building, park facilities and related public improvements, and the acquisition of land for such improvements.

The law, which authorizes the McFarland Improvement Authority to issue bonds, requires the City Council to hold a noticed public hearing with respect to the proposed financing and to make a finding that the proposed projects will result in significant public benefits to the constituents of the City.

Adoption of the attached resolutions will provide for the issuance of the McFarland Improvement Authority Lease Revenue Refunding Bond, Series 2015 (the "Bond") and the use of Bond proceeds to refund the Authority's outstanding Lease Revenue Bond, Series 2014 (the "2014 Bond") and to pay for the costs of the identified projects. The Bond will be purchased with Sewer Enterprise Funds, which are not required for immediate disbursement, and held as an investment of the Sewer Enterprise Fund.

Attachments: Staff report, Resolutions, Amended and Restated Lease Agreement, Amended and Restated Sublease Agreement and Bond Purchase Agreement.

Recommendations:

1. 1. That the City Council conduct a public hearing regarding the proposed financing;

2. That the City Council approve Resolution, making findings of significant public benefit in connection with the issuance and sale of the McFarland Improvement Authority Lease Revenue Refunding Bonds (the "Bonds") and approving as to form and authorizing the execution and delivery of documents relating to the Bonds;

3. That the City Council approve Resolution authorizing and directing the Treasurer to invest certain Sewer Enterprise Funds; and

4. That the City Council approve Resolution declaring official intent pursuant to Section 1.150-2 of the Treasury Regulations; and

5. That the McFarland Improvement Authority approve Resolution acknowledging finding of significant public benefit in connection with the issuance and sale of the Bonds, providing for of the issuance,

sale and delivery of the Bonds and authorizing the execution and delivery of documents relating to the Bonds.

11. Monthly staff report to the City Council

a. Administration
b. Police Department
c. Finance Department

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ADMINISTRATIVE MATTERS:

12. **PACE Medical Benefits Program -** City Council approved on October 8, 2015 to join the PACE Medical Benefits Program with a two-year commitment but City is required to adopt the resolution.

Attachments: Staff report

Recommendations: Staff recommends City Council approve the form and Resolution authorizing the Execution of a Memorandum of Understanding and Authorizing Participation in the Public Agency Coalition Enterprise (PACE) Medical Benefits Program.

13. **Report and Possible Approval RE: A Resolution of the City Council of the City of McFarland and Designating Representative and Alternate to PACE JPA Board of Directors -** Each member agency representative to attend PACE JPA regularly scheduled meetings.

Attachments: Staff report, Resolution

Recommendations: Staff recommends City Council approve Resolution No. 2015-0246.

Correspondence

None

Oral Reports from City Council on Committee / Special District Meetings

Delano Mosquito Abatement District (DMAD) – Councilmember Coker

Kern County Association of Cities (KCAC) – (Vice-President) –
Councilmember Melendez

Kern Council of Governments (KCOG) – Mayor Cantu or Alternate Member
Mayor Pro-Tem McFarland

Tri-Agency: Mayor Cantu or Alternate Member Councilmember Santillano

Kern Economics Development Corp. (KEDC) – Mr. John Wooner, City Manager

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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 October 22, 2015 closed session minutes.

2. Conference with real property negotiator (city manager) regarding price and terms of payment for real property located at APN 060-080-14 and 060-030-07 per Government Code Section 54956.8.

ADJOURNMENT