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: **December 10, 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. **Approval Of Warrants –** List of warrants in the amount of $ 586,209.59 from November 7, 2015 through December 4, 2015 and the pre-issued payroll in the amount of $134,817.32 for November, 2015.

2. **Approval of Minutes of Regular and /or Special Council Meeting** – held on November 12, 2015.

3. **Report and Approval; Re: Certification of Cancellation** – of a twelve (12) acre portion of a Williamson Act Contract, Assessor's Parcel No. 201-190-10.

Attachments: Staff report, Certificate of Cancellation

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

1) Make the determination that the Conditions of Approval have satisfied and instruct the City Clerk to record the attached Certificate of Cancellation and forward the recorded Certificate to the State of California Department of Conservation.

4. **Purchase of John Deere Tractor and Implements** - Tractor and implements will be used for various jobs at the wastewater treatment facility and weed control in the bottom of storage reservoirs during the dry months when reservoirs are empty and not in service. Also can be used to do the same to city sumps.

Backhoe attachment will be used on existing tractor that the city already owns. It can be used to repair sewer lines and water breaks in the event of an emergency. Existing backhoe is not reliable piece of equipment in the event of an emergency.

The City enrolled in the National Purchasing Partners (NPP) that offers discounted items to municipalities.

Attachments: Staff report, Various Quotes, NPP Contract Details

Recommendations: Staff recommends that the City Council approve the quote from John Deere for the purchase of a tractor and implements in the amount of $99,585.33.

5. **Ebell Sump Fencing Proposal** - The Public Works Department has obtained three quotes to install a new chain link fence around the new sump located on the corner of Ebell Street and Woodruff Avenue.

The contractor will provide all labor, materials to complete the project using the city engineer specifications. Work to be done; remove existing fence, layout sump, set and pour 1,000 ft. of 6"x6" mow strip, install 2" poles, install 1,000 ft. of new 8' fence, 1,000 ft. of new top rails, 1,000 ft. of new rodent barrier, install (one set) gate of 24 ft. opening, and install (one set) gate for a 20 ft. opening.

Staff received three quotes, DOD Construction-$41,800, C & H Fence - $69,368.75 and Spence Fence Co. $47,637.50.

Attachments: Staff report, Proposals

Recommendations: Staff recommends the City Council of the City of McFarland approve the proposal from DOD Construction in the amount of $41,800.00 for the Ebell Sump Fencing Project.

6. **Quad Knopf Agreement** – The City of McFarland hired Rios Design Studios to prepare the conceptual plan for the McFarland Community Garden. This conceptual plan was presented to and approved by the City Council. The next step after the conceptual plan is to prepare a set of civil engineering plans, and specifications including a grading plan, a landscape plan, an irrigation plan and an electrical plan.

The City has decided to use Quad Knopf for the engineering and estimating of the community garden because they are a firm that has both engineers and landscapers on staff which whereas Rios Design Studios are Landscape Architects however they would need to retain an engineering firm to prepare the civil plans.

Attachments: Staff report, Agreement

Recommendations: Staff recommends the City Council approve the Agreement with Quad Knopf in the amount of $88,000 for the preparation of civil engineering plans for the McFarland Community Garden.

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.

7. **Report, Public Hearing and Approval, RE: General Plan Amendment 2015-01, the 2015-2023 Housing Element** – The State of California requires cities to update the Housing Element of the General Plan every 8 years. The purpose of this update is to ensure the Housing Element is consistent with all State laws related to housing, that there is adequate land available to satisfy the city's Regional Housing Needs Allocation and that there are policies and programs that implement the goals of the Housing Element.

   Attachments: Staff report, Resolution No. 2015-0253

   Recommendations: Staff recommends that City of McFarland City Council take the following action:

   1) Conduct the public hearing and approve Resolution No. 2015-0253 for General Plan Amendment 2015-01, the 2015-2023 Housing Element.

8. Monthly staff report to the City Council

a. Administration
b. Planning Department
c. Public Works Department
d. Grant Writer

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ADMINISTRATIVE MATTERS:

9. **McFarland Partners –Second Amendment to the Amended and Restated Development Agreement** - McFarland Partners LLC and the City entered into a Development Agreement on August 15, 2005 for the 80 acre area bounded on the south by W, Perkins Ave., the east by Kendrea St., the north by Elmo Hwy and the west by Garzoli Rd. This Development Agreement required certain off-site

improvements be built at certain phases of the Project area's development and that 7.5 acres of land be dedicated for a future park.

The proposed Second Amendment to the Amended and Restated Development Agreement will modify the existing Amended and Restated Development Agreement in two (2) ways. The first is that instead of McFarland Partners doing the required improvements to W. Perkins Avenue, the will pay to the City of McFarland their share of the required improvements that the City and the second is the reduction in the park size from 7.5 acres to 5 acres with the 2.5 acres being transferred to McFarland Partners.

Attachments: Staff report, Second Amendment to the amended and Restated Development Agreement.

Recommendations: Staff recommends the City Council approve the Second Amendment to the Amended and Restated Development Agreement between the City of McFarland, McFarland Partners LLC and Diversified Central Development, LLC.

Mayor Cantu, adjourn City council meeting and reconvene as the McFarland Successor Agency.

10. **Long Range Property Management Plan** - Pursuant to Health and Safety Code Section 34191.5 within six months after receiving a Finding of the Completion from the Department of Finance ("DOF), each Successor Agency is required to submit for approval to the Oversight Board and the DOF, a Long- Range Property Management Plan ("LRPMP") that addresses the disposition and use of the real properties of the former redevelopment agency.

Attachments: Staff report, Resolution No. 2015-001-SA and Long-Range Property Management Plan.

Recommendations: Recommend that the McFarland Successor Agency Board members consider adoption of Resolution 2015-001-SA of the City of McFarland Successor Agency Approving the Long-Range Property Management Plan Pursuant to Health and Safety Code Section 34191.5.

Chairman Cantu, adjourn Successor Agency meeting and reconvene as the City Council of the City of McFarland.

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 November 12, 2015 closed session minutes.

2. Conference with legal counsel re Oberhoffer v. McFarland per Government Code Section 54956.9(d) (1).

3. Conference with real property negotiator (city manager) regarding price and terms of payment for the real property described as APN 060-012-01 per Government Code Section 54956.8.

ADJOURNMENT