

**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: **February 11, 2016 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.

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.

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 \$245,404.47 from January 26, 2016 through February 8, 2016 and the pre-issued payroll in the amount of \$143,304.97 for January, 2016.
2. **Approval of Minutes of Regular And / Or Special Council Meeting** – held on January 28, 2016.
3. **Request by City Attorney to Attend the Spring Conference** – The City's Attorney's Spring Conference sponsored by the League of California Cities will be on May 4-6, 2016 in Newport Beach. The registration fee is \$625.00 and a one (1) night stay in the hotel is \$199.00. A range of subjects relevant to the City will be covered including Medical Marijuana, Conservation Based Water Rates, and Proposition 218 Requirements as well as Municipal Litigation Updates, and Labor and Employment Updates. The cost to the City would be \$275.00.

Attachment(s): None

Recommendation(s): Staff recommends City Council approve City's Attorney request and consider approval of City Attorney to attend City Attorney's Spring Conference for maximum cost of \$275.00.

4. **Purchase of Graffiti Truck** - The Public Works Department would like to purchase a Graffiti removal truck. The objective will be to remove graffiti within 24 hours after being reported. Studies show that quick removal of graffiti is an effective crime prevention tool. The equipment on the truck will be non-removable and only used for graffiti removal services.

Attachment(s): Staff Report, Quote from Road Line Product, Inc.

Recommendation(s): Staff recommends City Council approve the purchase of the Graffiti truck from Road Line Products, Inc., in the amount of \$142,115.00.

5. **Memorandum of Understanding with CHP** – The California Highway Patrol has a new Area Commander, Ron Seldon. Area Commander Seldon would like us to resign the same agreement Council reviewed and Mayor Cantu signed approximately six months ago with the former Area Commander. At times, the CHP makes various traffic stops on Highway 99 and other areas within our jurisdiction. This agreement allows McFarland Police Department and the CHP to negotiate an equitable share of asset forfeiture proceeds to reflect the proportionate contribution of each agency participating in the seizure.

Attachment(s): Staff Report, Memorandum of Understanding with CHP

Recommendation(s): Staff recommends city council approve the Memorandum of Understanding with the CHP- Originated Drug Investigations.

6. **Fence Installation at the Elmo Sump** – The City would like to move the fence and install extra fence at the Elmo Sump Area. This would be the first step to expanding the sump to help the drainage for future development.

Attachment(s): Staff Report, Quotes

Recommendation(s): Staff recommends that City Council approve the contract with C & H Fence in the amount of \$22,346.00.

7. **McFarland City Old Library** – The City would like to have the library on Harlow Ave and 2nd Street evaluated for architectural and structural services. The evaluation will include a structural analysis, California building code analysis, accessibility review, schematic building and site design and preliminary cost estimate.

Attachment(s): Staff Report, Proposal from RDT Architecture & Interior Design

Recommendation(s): Staff recommends that the City Council approve the contract with RDT Architecture & Interior Design in the amount of \$14,900.00.

8. **Zoning Ordinance Text Amendment 2016-01** - The City has been approached by the Kern County Public Health Department regarding the City of McFarland adopting certain Kern County Ordinances. This proposed ordinance will add Section 8.40 Food Safety Education to the McFarland Municipal Code. The purpose of this ordinance is to establish standards for the requirement of individuals to attend Food Safety Education courses and to pass a competency examination when found to have a posed to the risk and safety of the community.

Attachment(s): Staff Report, Draft Ordinance

Recommendation(s): Staff recommends that the City Council introduce and waive the first reading of the proposed ordinance.

9. **Zoning Ordinance Text Amendment 2016-02** - The City has been approached by the Kern County Public Health Department regarding the City of McFarland adopting certain Kern County Ordinances. This proposed ordinance will amend Section 8.34 Tobacco Retailers Permit of the McFarland Municipal Code. The purpose of this Chapter is to prohibit any person from acting as a tobacco retailer without first obtaining and maintaining a valid tobacco retailer's permit and to set forth the terms and conditions of obtaining the permit.

Attachment(s): Staff Report, Draft Ordinance

Recommendation(s): Staff recommends that the City Council introduce and waive the first reading of the proposed ordinance.

10. **Zoning Ordinance Text Amendment 2016-03** - The City has been approached by the Kern County Public Health Department regarding the City of McFarland adopting certain Kern County Ordinances. This proposed ordinance will add Section 9.16 Psychoactive Bath Salts, Psychoactive Herbal Incense (SPICE), and Other Synthetic Drugs of the McFarland Municipal Code. The purpose and intent of this Chapter is to protect the public health and safety within the County of Kern from the dangers and ill effects of all synthetic drugs by declaring certain activities involving synthetic drugs to be a public nuisance and subject to all available civil remedies and, to provide the County of Kern with reasonable measures to address the dangers to the community posed by synthetic drugs that are not regulated by State or Federal law.

Attachment(s): Staff Report, Draft Ordinance

Recommendation(s): Staff recommends that the City Council introduce and waive the first reading of the proposed ordinance.

11. **McFarland Partners –Report, Second Reading and Adoption of Second Amendment to the Amended and Restated** – Development Agreement between the City of McFarland, LLC and Diversified Central Development, LLC.

Attachment(s): Staff report, Second Amendment to the Amended and Restated Development Agreement.

Recommendation(s): Staff recommends the City Council approve the Second Reading of Ordinance No. 048-2016 and Amendment to the Amended and Restated Development Agreement between the City of McFarland, McFarland Partners LLC and Diversified Central Development, LLC.

12. **Purchase of Two 2014-EVI-e -Mega Vehicles** - On September 9, 2015 The City of McFarland applied for a grant to purchase two EVI e-Mega Vehicles and was awarded this grant December 23, 2015 for the amount of \$20,000.00. The actual cost per vehicle is \$25,839.00 with qualification for a \$20,000.00 reimbursement per vehicle. We would only pay \$5,839.00 per vehicle. Purchase agreement for two (2) fully electric vehicles from EVI-Electric Vehicles Intl. LLC with payment terms of 20% deposit 80% prior to delivery of vehicles and utilizing \$20,000 Grant Funds for Fiscal Year 2016-17.

Attachment(s): Staff Report, Sales Proposal from EVI-Electric Vehicles Intl, LLC.

Recommendation(s): Staff recommends that the City Council approve two (2) EVI-Electric Vehicles Intl, LLC for the amount of \$51,678.00.

END OF CONSENT CALENDER

PUBLIC HEARING

None

13. Monthly staff report to the City Council

- a. Administration
- b. Police Department
- c. Grant Department
- d. Finance Department

ADMINISTRATIVE MATTERS:

None

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:

14. **ROPS - Approval for July 1, 2016 through June 30, 2017** -Pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (the “Redevelopment Dissolution Law”), the Successor Agency must prepare an annual Recognized Obligation Payment Schedule (“ROPS”) for 12-month fiscal period (commencing each July 1 and June 30), 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. 2016-001-SA.

Recommended Action(s): Staff recommends that the Board of Directors of the Successor Agency to the McFarland Redevelopment Agency adopt Resolution No. 2016-001-SA approving the Annual Recognized Obligation Payment Schedule for the 12-month fiscal period from July 1, 2016 through June 30, 2016, and taking certain other related actions.

15. **ROPS- Approval of Administrative Budget for July 1, 2016 through June 30, 2017**- 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 twelve-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 twelve-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. 2016-002-SA.

Recommended Action(s): Staff recommends that the Board of Directors of the Successor Agency to the McFarland Redevelopment Agency adopt Resolution No. 2016-002-SA approving a proposed administrative budget for the twelve-month fiscal period from July 1, 2016 through June 30, 2017 and taking certain related actions.

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

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

McFarland Tri-Agency Partners (MTAP): Mayor Cantu or Alternate Member
Councilmember Santillano

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

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 January 28, 2016 closed session minutes.

ADJOURNMENT