

**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: **August 25, 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 \$518,677.57 from August 6, 2016 through August 22, 2016.
2. **Approval of Minutes of Regular And / Or Special Council Meeting** – held on August 11, 2016.
3. **Report and possible approval of an agreement with Insight Environmental Consulting to prepare an Air Impact Assessment** - The City of McFarland is applying for a grant through the State Water Revolving Fund for the expansion of the City's wastewater treatment plant. One of the requirements of the application is the preparation of an environmental document that analyzes any potential impacts the wastewater treatment plant might have on the environment. Staff was able to complete the majority of the environmental document in house however there were certain sections that required studies that were beyond Staff's capabilities. These studies are a Cultural Resource Study and an Air Quality Study that shows the wastewater treatment plants operational emissions as existing and what they will be at full build-out.

Attachment(s): Staff Report, Proposed Agreement

Recommendation(s): Staff recommends the City Council subject to review by the City Attorney, approve and have the Mayor execute an agreement with Insight Environmental Consulting in the amount of \$6,000.00 for the preparation of an analysis of the operational impacts for the wastewater treatment plant expansion.

4. **Report and possible approval of an agreement with QK Inc., to prepare a Pedestrian Impediment Plan** - The City of McFarland received funding from a State of California Community Development Block Grant to prepare a study that

analyzes impediments and barriers to pedestrians and cyclists. This study will identify missing, damaged or non-ADA compliant sidewalk and American With Disabilities Curb Ramps as well as identify areas in the City that have inadequate lighting. Once the deficiencies are identified, QK Inc., as a part of the Plan will prepare a cost breakdown of the recommended improvements.

Attachment(s): Staff Report, Proposed Agreement

Recommendation(s): Staff recommends the City Council, subject to review by the City Attorney, approve and have the Mayor execute an agreement with QK Inc. in the amount of \$87,538.00 for the preparation of a Pedestrian Impediment Study.

5. **Report and approval of an agreement with Hudlow Cultural Resource Associates to prepare a Cultural Resource Study** - The City of McFarland is applying for a grant through the State Water Revolving Fund for the expansion of the City's wastewater treatment plant. One of the requirements of the application is the preparation of an environmental document that analyzes any potential impacts the wastewater treatment plant might have on the environment. Staff was able to complete the majority of the environmental document in house however there were certain sections that required studies that were beyond Staff's capabilities.

Attachment(s): Staff report, Proposed Agreement

Recommendation(s): Staff recommends the City Council, subject to review by the City Attorney, approve and have the Mayor execute an agreement with Hudlow Cultural Resources in the amount of \$1,080.00 for the preparation of Cultural Resources Study.

END OF CONSENT CALENDER

PUBLIC HEARING

Mayor Cantu to open the public hearing, and take comments, if any. Mayor Cantu to close the public hearing after all comments, if any taken.

6. **Report, Public Hearing concerning Planning Commission and approval of an Ordinance of the City Council** of the City of McFarland replacing Ordinance No. 10 and adding Chapter 2.40 to the McFarland Municipal Code concerning the Planning Commission.

Currently the City of McFarland does not have any rules or regulations regarding the establishment, membership, terms of office or powers and duties. The Planning Commission has had instances in the past where Commissioner's failed to show up to several meetings in a row and due to the lack of regulations, the removal for these Commissioners and the appointment of new Commissioners took a long time to happen.

The new rules and regulation established by this ordinance include policies on the removal of existing Commissioners and the appointment of new Commissioners.

The City Council introduced and waived the first reading of this item on May 12, 2016.

Attachment(s): Staff Report, Ordinance No. 052-2016

Recommended Action(s): Staff recommends the City Council conduct the required public hearing and adopt Ordinance No. 052-2016 and read by title only.

7. **Ordinance amending Ordinance No's 120, 238 and 241 and McFarland Municipal Code Section 8.12.020(A) regarding recycling and solid waste services.** - The proposed ordinance is for R & F Disposal to be able to charge a fee to the residents that their recycling and green waste container have some sort of contamination.

Attachment(s): Staff report, Resolution and Ordinance 055-2016

Recommended Action(s): Staff recommends the City Council approve the Resolution and adopt Ordinance No. 055-2016 and read by title only.

8. **Report, Public Hearing and approval of an Ordinance amending Title 8 of the McFarland Municipal Code by adding Section 8.38 Code Enforcement Re-location** - The City of McFarland received funding from a State of California Community Development Block Grant to enhance the City's Code Enforcement program. As a condition of receiving grant money the City is required to adopt a re-location program to establish procedures for when a tenant is relocated from their residence due to code enforcement activity.

Attachment(s): Staff report, Ordinance No. 057-2016

Recommended Action(s): Staff recommends the City Council adopt Ordinance No. 056-2016 and read by title only

9. Monthly staff report to the City Council

- a. Administration
- b. Planning Department
- c. Public Works Department

ADMINISTRATIVE MATTERS:

10. **Agreement with Kern County Sheriff**—The City and County entered into a settlement agreement for past due payment for Kern County Sheriff's service on November 17, 2009. The settlement provided for installment payments with interest chargeable at the rate of 3.62% per annum. The agreement further provided that if all payments were made on time, the County would rebate the full amount of the interest charges. The City Manager proposed and the County agreed to amend the agreement to state that once the total remaining principal payments equaled the total amount of interest that would be rebated at the end of the agreement, the agreement could terminate without any further payments nor any rebate by the County. The attached amendment to the Sheriff's agreement provides for same.

Attachment(s): Amendment No. One.

Recommended Action(s): Approve Amendment No. One to Settlement Agreement and Release of All Claims with the County of Kern.

11. **Police Station, City Hall**--City is proposing to construct a police station and expand city hall. PFIC has proposed to assist city in obtaining financing and would be paid 6% of the amount of the financing. It also proposed to purchase the property for the police station and lease it back to the city. The city's bond counsel reviewed the proposal and determined that it place PFIC in a conflict of interest in light of a recent court case. The agreement with PFIC has been restructured so that PFIC will now assist the city in designing the projects and monitoring construction. It will be paid \$400,000 in progress payments as the projects are completed.

Attachment(s): Proposed PFIC Agreement.

Recommended Action(s): Staff recommends City Council approve Agreement.

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 August 11, 2016 closed session minutes.

ADJOURNMENT