

**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: **January 12, 2017 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 \$ 515,616.31 from December 17, 2016 through January 5, 2017 and the pre-issued payroll in the amount of \$ 150,639.33 for December, 2016.
2. **Approval of Minutes of Regular And / Or Special Council Meeting** – held on December 8, 2016, (Special) and December 20, & 22, 2016 Special and Continued Council Meetings.
3. **Well #6 Facility Well Casing and Pump Repairs** – While inspecting Well #6 which is located on Hail Lane, Bakersfield Well & Pump that the upper lineshaft bearing showed excessive wear. Further inspection of the pump and motor found that the pump impeller were severely worn down and in need of replacement. Following the removal of the pump from the well, a video survey was performed, and revealed two holes at a joint in the well casing at an approximate depth of 200 ft.

Attachment(s): Staff Report, BW &P Proposal

Recommendation(s): Staff recommends the City Council approved the proposed Well #6 pump work in the amount of \$99,326.00 plus a (10%) ten percent contingency for a total amount of \$109,259.00.

END OF CONSENT CALENDER

PUBLIC HEARING

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

4. **General Plan Amendment 2016-03 and Zone Change 2016-02** – A proposal to change the General Plan Land Use designation and Zoning Classification for Assessor's Parcel Number's 201-010-04, 201-010-43 and 201-010-44.

The approximate 36 acre project site is bounded on the east by Kendrea Street, north by Elmo Hwy, the west by Garzoli Ave and the south by Hail Lane.

Ordinance No. 060-2016 was introduce at the December 20, 2016 city council meeting.

Attachment(s): Staff Report, Ordinance No. 060-2016, Resolution No. 2017-001

Recommendation(s): Staff recommends the City Council conduct the Public Hearing and approve Resolution No. 2017-001 approving General Plan amendment 2016-03 as reflected in Exhibit A of the Resolution, and adopt Ordinance 060-2016 by title only approving Zone Change 2016-003 as reflected in Exhibit A of the Ordinance.

5. **Adoption of Uniform Codes** - Every three (3) years, the Uniform Building Codes are updated and it is important for each County and City to incorporate these updated codes. The City adopts the updated codes by adopting the form of update adopted by the Board of Supervisors. The Board of Supervisors adopted the 2016 updated codes on November 15, 2016 to be effective on January 1, 2017. The City just recently learned of the adoption. In order for the City to have adopted the updated codes to be effective by January 1, 2017, the City Council adopted the Urgency Ordinance on 12/22/2016 city council meeting.

Ordinance No. 061-2016 was introduce at the city council meeting on 12/20/2016.

Attachment(s): Ordinance No. 061-2016

Recommendation(s): Staff recommends the City Council conduct the Public Hearing and adopt final reading of Ordinance No. 061-2016 by title only.

6. Monthly staff report to the City Council

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

ADMINISTRATIVE MATTERS:

7. **Request of Giumarra Vineyards Corp. for water service to property located directly north of the City of McFarland** - Giumarra Vineyards Corporation has submitted a request to the City of McFarland to supply City water to a dwelling unit located on their property located on Davis Road. This property is located directly north of the existing City limits. The dwelling unit is currently served by a well that is no longer viable due to well depth, poor yield of the well and the decline of the water table in the area.

Attachment(s): Staff Report, Letter from Giumarra Vineyards and site map.

Recommendation(s): Staff is seeking direction from the City Council on whether to process or deny the request.

8. **Bond Financing** - The City is presently working on financing the City Hall renovation and expansion project and the Browning Road Well Solar Project. The most practical and feasible financing may be through the issuance of Bonds. If it is decided to issue bonds to finance these projects, the City must have resolutions in place prior to the issuance of the bonds to allow for the City to be reimbursed for its cost for the bond issuance. Federal regulations allow for the City to be reimbursed for costs incurred prior to the issuance of the bonds provided the City declares its official intent to reimburse the original expenditure with bond proceeds. The attached resolutions accomplish this requirement for both projects.

Attachment(s): Resolution No. 2017-002; Resolution No. 2017-003

Recommendation(s): Adopt resolution Nos 2017-002 and 2017-003 declaring the City's official intent to reimburse the original expenditures with Bond Proceeds.

Correspondence

9. KCOG Letter- Re: Regional Award

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 December 20, 2016 closed session minutes.
2. Conference with legal counsel re City of McFarland V. Palmetto Engineering and Land Surveying, Inc., et al. pursuant to Government Code Section 54956.9(d) (1).
3. Conference with legal counsel regarding claim filed by Freddy Ramirez pursuant to Government Code Section 54956.9(d) (2).

ADJOURNMENT