

**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: **June 8, 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 \$ 447,302.61 from May 20, 2017 through June 1, 2017 and the pre-issued payroll in the amount of \$ 161,225.50 for May, 2017.
2. **Approval of Minutes of Regular And / Or Special Council Meeting** – held on May 25, 2017.
3. **Business Façade Improvements** - City of McFarland solicited bids for two business façades on West Kern Ave; however, due to only one responding bidder, limited budget, time, and prevailing wages the city is reducing the scope of work to one business for FY2016/2017: **Estela's Family Hair Salon (137 West Kern Ave, McFarland, CA 93250).**

The City Staff solicited quotes from local contractors for this project and only VC Construction submitted a bid. The City Staff has reviewed estimates and compared prices to previous projects and has determined that VC Construction is the most qualified lowest contractor. The City is allowing 30 working days for the contractor to complete the project.

Attachment(s): Staff Report, Quote

Recommendation(s): Staff recommends the City Council award the contract to VC Construction for the base bid in the amount of \$27,521.92 and authorize the City Manager to execute the agreement.

4. **Helt Engineering Revised Task Order #1** - Helt Engineering, Inc. has previously provided the City with technical support on the Animal Shelter project in the form of providing preliminary plans and an engineer's estimate for the application. The work included in Task Order #1 is for the preparation of the construction plans for the Animal Shelter.

The task order did not include the exterior improvements such as grading, drainage, landscaping and parking lot lights.

Attachment(s): Staff Report, Revised Task Order #1

Recommendation(s): Staff recommends City Council approve Helt Engineering Revised Task Order #1 for design services for the City of McFarland Animal Shelter in the amount of \$109,150.00.

5. **Tentative Tract 7214-** Kern Development Partners LLC has previously applied for and received approval from the Planning Commission and City Council for Tentative Tract 7214. The proposed project will subdivide 18.30 gross acres into 75 lots that will be developed in detached single family dwelling units. The proposed 75 single family lots were proposed to be developed in 2 phases however the applicant has requested to develop the map in 4 phases instead of the 2 as initially proposed. The phases are as follows; Phase 1 is 15 lots, Phase 2 is 16 lots, Phase 3 is 18 lots and Phase 4 is 26 lots. The proposed change in phasing will not change the number of lots nor the quality of the development.

Attachment(s): Staff Report, Resolution, Proposed Phase Map

Recommendation(s): Staff recommends the City Council approve the proposed revision to the phasing of Tentative Tract 7214.

6. **Cannon Task Order** – The City of McFarland has recently approved two (2) development projects that will increase the amount of wastewater that will be handled by the Hail Lane lift station. The purposed of this study will be determine what if any upgrades will be needed to the City’s existing wastewater collection facilities.

Staff is currently only recommending Tasks 1 and 2 be completed at this time.

Attachment(s): Staff Report, Cannon Task Order

Recommendation(s): Staff recommends the City Council approve the Cannon Task Order in the amount of \$11,500.00 for the completion of the comprehensive sewer study.

END OF CONSENT CALENDAR

PUBLIC HEARING

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

7. **Landscape and Lighting District - Engineer’s Report and Ordering the Levy and Collection of Assessments within the City of McFarland LL&D Assessment District No. 1.** – The District’s Annual Levy and Collection of Assessments is for the maintenance of landscape improvements installed by the Developer as a condition of approval of their development.

Attachment(s): Engineer’s Report, Resolutions 2017-026, 2017-027

Recommendation(s): Holding a Public Hearing, Adoption of Resolutions 2017-026-2017-027, Amending and/or approving the final Engineer’s Report regarding the Landscaping and Lighting Assessment District No. 1 and the Levy and Collection of Annual Assessments for Fiscal Year 2017/2018.

8. **Report, Public Hearing and Adoption of Resolution, Re: Annexation 15/General Plan Amendment 2017-01/Zone Change 2017-01/Agricultural Preserve 2017/01 –**

The proposed annexation is located at the northwest corner of Garzoli Avenue and Taylor Avenue. The annexation consists of two (2) Assessor's Parcel; APN 060-080-14 is 57.64 acres and Assessor's Parcel 060-080-15 is .67 acres in size, and the Taylor Avenue right-of-way that serves as the southern boundary of the annexation.

Attachment(s): Staff Report, Attachments 1 through 18.

Recommendation(s): Staff recommends the City of McFarland City Council take the following actions:

1. City Council **ADOPT** Mitigated Negative Declaration (SCH2017011064) pursuant to the California Environmental quality Act pertaining to City of McFarland Annexation 15, a proposal to annex 58.31 acres into the City of McFarland, General Plan Amendment 2017-01 and Pre-zoning Amendment 2017-01.
2. City Council **APPROVE** Annexation 15, a proposal to annex 58.31 acres of land to the City of McFarland, located at the northwest corner of Garzoli Avenue and Taylor Avenue.
3. City Council **APPROVE** General Plan Amendment 2017-01 changing the land use designation from 8.1 Intensive Agriculture (Kern County) to Low Density Residential (City of McFarland) for the 58.31 acres of land included in Annexation 15.
4. City Council **INTRODUCE** an ordinance for Zone Change 2017-01 Pre-Zoning the 58.31 acres of land included in Annexation 15 to One Family Residential (R-1) zone.
5. City Council **ADOPT** a resolution placing the 58.31 acres of land included in Annexation 15 into Agricultural Preserve 1.

9. Monthly staff report to the City Council

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

ADMINISTRATIVE MATTERS:

None

Correspondence

None

Oral Reports from City Council on Committee / Special District Meetings

Delano Mosquito Abatement District (DMAD) – Councilmember Coker

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

Kern County Association of Cities (KCAC)

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:

None

ADJOURNMENT