

**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: **September 28, 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:

Freedom from Workplace Bullies Week Proclamation

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 \$ 488,121.48 from September 1, 2017 through September 18, 2017.
2. **Approval of Minutes of Regular And / Or Special Council Meeting** – held on September 14, 2017.
3. **Willdan Financial Services Agreement** – Report and approval of an agreement with Willdan Financial Services for assistance in forming Community Facilities Districts (CFD's) for Fire Services.

Attachment(s): Staff Report, Willdan Proposal

Recommendation(s): Staff recommends the City Council approve the agreement (subject to review and approval by the City Attorney) with Willdan Financial Services in the amount of \$15,000.00 for the formation of a CFD and if needed the formation of future CFD's for \$7,500.00 per CFD.

4. **Appointment of Planning Commissioners** - The City of McFarland Planning Commission is composed of five members and as of January 1, 2017, 3 of the members (Chairman Borcky, Vice-Chair Pete Perezchica and Commissioner Lettie Blanchard) terms have expired. To fill these 3 vacancies the City invited the current Commissioners to apply, posted notices around town and on the City's website. As a result of this effort the City received letters of interest from Dave Borcky and Lettie Blanchard with no other applications or letters received.

There will still be one (1) vacancy on the Planning Commission however with the appointment of these two (2) applicants there will be enough members for a quorum.

Staff will continue to advertise for the vacant seat.

Attachment(s): Staff Report, Letters of Interest

Recommendation(s): Staff recommends the City Council approve the re-appointment of Mr. Dave Borcky and Ms. Lettie Blanchard to the City of McFarland Planning Commission.

5. **Modification of the City's Fee Schedule for Solar Voltaic Projects** - In 2013 the City of McFarland adopted Resolution 2013-0137 revising the City of McFarland's Building Fee Schedule to match the fees charged by Kern County. Since this Resolution was adopted the County of Kern has revised their fee schedule for solar voltaic systems.

Currently the City of McFarland's permit fee for a residential solar permit, regardless of the size is \$153.33 and therefore the City would like to raise the fees to match the County's fee schedule.

Attachment(s): Staff Report, Resolution No. 2017-051

Recommendation(s): Staff recommends the City Council approve Resolution No. 2017-051 raising the building permit fee for residential solar projects from \$153.33 to match the current County of Kern fees.

6. **Engineering Procurement with Helt Engineering** – With a few projects currently on hold and future project schedules looming, the immediate procurement of an Engineering consultant is vital to keeping planned city improvements moving forward. In addition to the projects on hold, the city also has responsibilities for reviewing plans and specs submitted for future improvements such as neighborhoods or new businesses which need to be done by a licensed engineer.

Attachment(s): Staff Report

Recommendation(s): Staff recommends that City Council allow the informal procurement of Helt Engineering to act as the City Engineer. The agreement made with Helt Engineering would have a monetary cap of \$150,000.00 and the methods used for procurement would follow all necessary State and Federal laws to allow them to do the engineering work for our State and federally funded project and allow for applicable reimbursement from the State.

END OF CONSENT CALENDAR

PUBLIC HEARING

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

Summary: Resolutions being presented to the Governing Boards of the Improvement Authority and the City Council are resolutions relating to the proposed issuance by the Improvement Authority of a series of bonds (the "2017 Bonds") to pay for the costs of

the city hall project, acquire land for a future police station, finance the library remodel and other public infrastructure and public facilities improvements.

7. **Resolution of the City Council of the City of McFarland** - Making a finding of significant public benefit in connection with the Sale and Issuance of McFarland Improvement Authority Lease Revenue Refunding Bonds, Series 2017, Approving as to Form and Authorizing the Execution and Delivery of Certain Documents in Connection with the Sale and Issuance of Said Bonds, and Authorizing Certain other Matter Relating thereto.

Attachment(s): Staff Report, Resolution No. 2017-052

Recommendation(s): Staff recommends city council approve Resolution No. 2017-052, making (i) findings of significant public benefit in connection with the issuance and sale of the McFarland Improvement Authority Lease Revenue Bonds (the “2017 Bonds”), and staff recommends the approval of (i) the Lease, (ii) Sublease, (iii) the Continuing Disclosure Agreement, and (iv) the Preliminary Official Statement.

Mayor closed public hearing under City council and open the public hearing and Chairman Cantu open McFarland Improvement Authority public hearing

McFarland Improvement Authority – Board of Directors

8. **Improvement Authority Resolution** – Consideration of a Resolution of the McFarland Improvement Authority acknowledging a finding of Significant Public Benefit in connection with the Issuance of the McFarland Improvement Authority Lease Revenue Refunding Bonds, Series 2017.

Attachment(s): Resolution No. 2017-001-IA

Recommendation(s): Staff recommends that the McFarland Improvement Authority (the “Improvement Authority”) approve Resolution No. 2017-001-IA, acknowledging finding of significant public benefit in connections with the issuance and sale of the 2017 Bonds, providing for the issuance, sale and delivery of the 2017 Bonds and authoring the execution and delivery of documents relating to the 2017 Bonds. Staff also recommends approval of the (i) Indenture, (ii) the Lease, (iii) the Sublease, (iv) the Assignment Agreement and (v) the Preliminary Official Statement.

Chairman Cantu closed the public hearing after taking comments, if any, and convene to the regular city council agenda.

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:

1. Conference with legal counsel re: claim filed by Laurence Keegan pursuant to Government Code Section 54959.9(d)(2).
2. Conference with legal counsel regarding initiation of litigation (2 cases) per Government Code Section 54956.9(d)(4).
3. Conference with legal counsel regarding City of McFarland v. Ballesteros FLP pursuant to Government Code Section 54956.9(d)(1).

ADJOURNMENT