

**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 14, 2018 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 \$ 1,178,419.58 from May 15, 2018 through June 5, 2018 and the pre-issued payroll in the amount of \$ 146,498.20 for May, 2018.
2. **Approval of Minutes of Regular And / Or Special Council Meeting** – held on May 17 and May 24, 2018.
3. **Business License Fee Waiver** – The Greater McFarland Chamber of Commerce is requesting city council consider waiving the business license fee of \$50.00 for the business of the Firework Stand.

With fireworks sale being the only true fundraiser for the most of the year, this fundraising event goes towards scholarships for the McFarland High School pursuing higher education.

Attachment(s): Staff Report, Application requesting fee waiver

Recommendation(s): Staff recommends the City approve waving the business license fee of \$50.00.

4. **Adoption of Revised Resolution No. 2017-029, re: Annexation 15** – On June 8, 2017, City Council adopted Resolution No. 2017-029, approving Annexation 15, a total of 59.91 acres of land commencing at the northeast corner of Garzoli Ave and Taylor Avenue.

City of McFarland submitted the annexation application to Kern LAFCO and received comment to revise the submitted Resolution 2017-029 to include required language as outlined in Government Code §56700.

Attachment(s): Staff Report, Resolution No. 2018-019

Recommendation(s): Staff recommends City Council approve Resolution No. 2018-019, approving Annexation 15, a proposal to annex 59.91 acres of land to the City of

McFarland, located at the northeast corner of Garzoli Ave and Taylor Ave with Kern LAFCO's recommendations.

5. **Adoption of Revised Resolution No. 2018-007 re: Annexation 16** – On March 22, 2018, City Council adopted Resolution No. 2018-007, approving Annexation 16, a total of 77.00 acres land commencing at the southwest corner of Garzoli Avenue and Elmo Hwy.

City of McFarland submitted the annexation application to Kern LAFCO and received comment to revise the submitted Resolution 2018-007 to include required language as outline in Government Code §56700.

Attachment(s): Staff Report, Resolution 2018-020

Recommendation(s): Staff recommends the City Council approve the Resolution No. 2018-020, approving Annexation 16, a proposal to annex 77.00 acres of land to the City of McFarland, located at the northeast corner of Garzoli Ave and Elmo Hwy with Kern LAFCO's recommendations.

6. **Business License Fee Waiver** – The McFarland Lions Club is requesting city council consider waiving the business license fee of \$50.00 for the business of the Firework Sales.

With fireworks sale being the only true fundraiser for the most of the year, this fundraising event goes towards scholarships for the McFarland High School pursuing higher education.

Attachment(s): Staff Report, Application requesting fee waiver

Recommendation(s): Staff recommends the City approve waving the business license fee of \$50.00.

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 2018-017, 2018-018

Recommendation(s): Holding a Public Hearing, Adoption of Resolutions 2018-016-2018-017, 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 2018/2019.

8. **Report, Discussion and Public Hearing re: General Plan Amendment 2018-02; Zone Change 2018-02; and Parcel Map 2018-02** - The applicant is proposing to change the project site's General Plan Land Use Designation (GPA 2018-02), the projects sites Zoning Classification (ZC 2018-02) and split the parcel into (4) lots. The proposed project will be a mixed use development for the site. This development will include detached single family lots, multi-family/apartments high density residential lot and commercial lot. The General Plan Land Use designation and Zoning Classifications do not allow for mixed use development a General Plan Amendment and Zone Change are required as well as a Parcel Map.

Currently, property is designated as commercial(C-2) on city general plan map. The existing fourplex (4) units on Lot 2 are facing south of Hail Lane; proposed Lot 1 for commercial offices will be on the northeast adjacent to Frontage Road and Highway; proposed Lot 3 and Lot 4 for single family homes will be Northwest on the backside facing 3rd Street adjacent to Residential

Attachment(s): Staff Report, Attachments 1 through 6

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

- 1) Introduce and waive first reading for Ordinance 006-2018- Zone Change 2018-02
- 2) Conduct the public hearing and approve Resolution 2018-021 for General Plan Amendment 2018-02
- 3) Conduct the public hearing and approve Resolution 2018-022 for Parcel Map 2018-02

9. Monthly staff report to the City Council

- a. Administration
- b. Police Department
- c. Community Development Department

ADMINISTRATIVE MATTERS:

10. **Second Reading of an Ordinance Adding Chapter 5.28, Fortune Telling and Occult Arts**
Due to recent inquiries regarding opening a Fortune telling business, it is essential to establish and provide definitions, operational regulations as staff did not locate any requirements or regulation in the Municipal Code book.

There have been no changes that have in any way amended the general scope and original purpose of the ordinance since the public hearing and first reading of this ordinance held on May 24, 2018.

Attachment(s): Staff Report, Ordinance No. 004-2018

Recommendation(s): Staff recommend the City Council adopt and give second and final reading of Ordinance No. 004-2018, by title only.

An Ordinance of the City Council of the City of McFarland Adding Chapter 5.28 to the Municipal code title Fortune Telling and Occult Arts.

11. **Second Reading of an Ordinance 005-2018 Amending Chapter 5.04 of the Municipal Code Relating to Business Licenses** – In July, 1957, the City Council formally adopted Ordinance No. 7, establishing the business license fees, that are currently still being used.

On May 24, 2018, city council meeting a public hearing was conducted and discussion was addressed from the public on the proposed increase in business license fees.

Attachment(s): Staff Report, Ordinance No. 005-2018

Recommendation(s): Staff recommend the City Council adopt and give second and final reading of Ordinance No. 005-2018, by title only, with the Ordinance effect date will be 30 days after its adoption but the implementation and enforcement will be delayed until July 1, 2019.

An Ordinance of the City Council of the City of McFarland Amending Chapter 5.04 of the Municipal Code Relating to Business Licenses.

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 City of McFarland v. A&E Ballesteros Family Limited Partnership per Government Code Section 54956.9(d)(1).

ADJOURNMENT