

**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: **October 11, 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 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 \$351,102.99 from September 19, 2018, through October 2, 2018 and the pre-issued payroll in the amount of \$154,552.11 for September, 2018.
2. **Approval of Minutes of Regular And / Or Special Council Meeting** – held on September 13 and September 20, 2018.
3. **Supplemental Phase 1** – Previously, the City contracted with BSK Associates, Inc., to perform a Phase 1 environmental site assessment on Assessor's Parcel No. 201-010-36 located on Elmo Hwy relating to the City's condemnation action against A & E Ballesteros. In further discussions with the defendant's attorney, the City's attorney is recommending a supplement to the Phase 1 to answer questions raised by the defendant's attorney. An amendment to the BSK Associates agreement has been prepared. The City does not yet have a proposal from BSK on the cost.

Councilmember Coker did not realize that this agreement applied to the condemnation action against the tire shop for which he has a conflict of interest and inadvertently vote on it. It is recommended that the City Council, with Councilmember Coker's recusal, repeal its vote from September 20, 2018 and vote to approve the amended agreement again.

Attachment(s): Amendment to Agreement

Recommended Action(s): Staff recommends City Council repeal of the action taken on September 20, 2018 and approval of the amendment to agreement with BSK Associates, Inc.

4. **Chemical Purchase Agreement with Brenntag Pacific, Inc.** – The water department would like to eliminate the middle vendor and purchase the chlorine chemical from a direct wholesaler. By eliminating the previous vendor, the city will save a few cents on the gallon, unnecessary delivery fees, and continue to get exactly the same quality of chemicals. This will amount to a couple of thousand dollars in savings, and two (2) new chemical tanks setups at no cost to the city.

Attachment(s): Staff report, Brenntag Pacific, Inc. Agreement

Recommendation(s): Staff recommends City Council to approve the agreement with Brenntag Pacific, Inc., and authorize Mayor Cantu to execute the agreement. The agreement has been reviewed by the City Attorney.

5. **Report and Possible Approval of Second Amendment to the Agreement with Mario H. Sanchez, for translating services.** – Staff has included in the second amendment agreement to provide translated agenda to the City Clerk by no later than noon on Tuesdays of the week of each scheduled regular city council meetings. Also, in the event that Mario H. Sanchez is not available he will provide a replacement interpreter to translate the oral proceedings of the city council meeting during his absences.

Attachment(s): Staff report and Second Amendment Agreement Mario H. Sanchez.

Recommended Action(s): Staff recommends City Council adopt and approve the second amendment agreement with Mario H. Sanchez for translating services.

6. **Blanco Park Playground Equipment Installation** - The City reached out to six (6) playground installation companies requesting installation proposals for the Jim White “Blanco” Park playground equipment and the installation of metal shade structure. From the six (6) vendors that the City reached out to for proposals, three (3) vendors submitted proposals. The three (3) vendors that submitted proposals are:

Company Name	Base Proposal	Alternate Proposal	Total Proposal
Todd Companies	\$149,943.00	\$45,630.00	\$195,573.00
Jaynes Brothers	\$111,935.89	\$23,344.56	\$135,280.45
Community Playgrounds Inc.	\$40,496.00	\$45,374.00	\$85,870.00

Attachment(s): Staff report, Three (3) proposals

Recommended Action(s): Staff recommends City Council approve Community Playground, Inc., to install the Playground Equipment and Shade Shelter in the amount of \$85,870.00, and authorize Mayor Cantu to execute the agreement.

7. **Krazan & Associates, Inc. Agreement to provide Geotechnical Engineering Investigation, Asbestos Survey (ASB), and Lead-Based Paint Survey (LBP) for the New City of McFarland Community Center (McFarland Museum)** - The City of McFarland requested proposals for Geotechnical Engineering Investigation (Soil Report), Asbestos Survey (ASB), and Lead-Based Paint Survey (LBP) for the above-mentioned project on 2nd Street and Harlow Ave. The City of McFarland received two proposals for the Geotechnical Engineering Investigation:

Firm	Cost Estimate
Krazan & Associates, Inc.	\$2,900.00
BSK Associates	\$4,800.00

For the Asbestos Survey (ASB) and Lead-Based Paint Survey (LBP) the city only received one proposal from:

Krazan & Associates, Inc.	\$2,325 (Both ASB and LBP)
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These reports are required and will be used by the Structural Engineer to design the building footings and to demolish the building.

Attachment(s): Staff Report, Proposed Proposals

Recommended Action(s): Staff recommends City Council approved the Krazan & Associates, Inc. proposals attached for Geotechnical Engineering Investigation (Soil Report), Asbestos Survey (ASB), and Lead-Based Paint Survey (LBP) in the total amount of \$5,252.00 and authorize Mayor Cantu to execute agreement.

END OF CONSENT CALENDAR

PUBLIC HEARING

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

8. **Report, Public Hearing and Possible Adoption of a Resolution, regarding City of McFarland Sphere of Influence Expansion/Municipal Services Review Update** – The proposed project would allow for an expansion to the City of McFarland's Sphere of Influence from its existing 7,765 acres and an update to the City of McFarland's Municipal Services Review to assess the City's ability to provide services within the Sphere of Influence. The proposal will include removal of approximately 1,280 acres for the addition of other areas that are not prime farmland. The Proposed Sphere of Influence expansion would generally extend the city's SOI to the south and southeast.

Attachment(s): Proposed Sphere of Influence Boundary Map, Draft Municipal Service Review Report, and Resolution No. 2018-034.

Recommended Action(s): Staff recommends City Council approve proposed Sphere of Influence Boundary and authorize an application request to allow for an expansion to the City of McFarland's Sphere of Influence from its existing 7,765 acres to approximately 11,756 acres and an update to the City of McFarland's Municipal Services Review to assess the City's ability to provide services within the proposed Sphere of Influence.

9. **Report, Public Hearing and Adoption of Resolutions and Introduction of Ordinance, Re: Annexation 17/General Plan Amendment 2018-03/Zone Change 2018-03**–The proposed annexation is located at the southwest intersection of Taylor Ave and Garzoli Avenue. The annexation consists of three (3) Assessor’s Parcels; APN 060-090-08 is 1.25 acres, APN 060-090-30 is 2.42 acres, and APN 060-090-29 is 74.44 acres in size.

The project consists of three (3) abutting parcels with the predominant use of the area being utilized for agriculture purposes. The entire 79.99 acres are not within the Williamson Act for protected agriculture use.

Attachment(s): Staff Report, Resolutions 2018-035, 036, 037, 038, and Ordinance 008-2018.

Recommendation(s): Staff recommends the City of McFarland City Council take the following actions by approving Resolution Nos. 2018-035, 2018-036, 2018-037, 2018-038 and introduce Ordinance No. 008-2018.

- 1) Resolution No. 2018-035, the amendment Zone Change 2018-03 to Pre-Zoning Annexation No. 17, by amending the zoning ordinance and the official zoning map for the City of McFarland
- 2) Resolution No 2018-036, approving Annexation 17, Resolution No. 2018-036, a proposal to annex 79.99 acres of land to the City of McFarland, located at the southwest corner of Taylor Avenue and Garzoli Avenue immediately southwest of the McFarland City limits.
- 3) Resolution No. 2018-037, approving General Plan Amendment 2018-03, changing the land use designation from Intensive Agriculture (Kern County) to Low Density Residential (City of McFarland) for the 79.99 acres of land included in Annexation 17.
- 4) Resolution 2018-038, approving the Transfer of Tax Revenues Upon Local Agency Jurisdictional Change, City of McFarland Annexation 17.
- 5) Ordinance 008-2018. **Introduction** of Ordinance approving Zone Change 2018-03 Pre-Zoning the 79.99 acres of land included in Annexation 17 to One Family Residential (R-1).
- 6) Recommendation of the City Council authorizing the Mayor and City Attorney sign the Kern LAFCO Indemnification Agreement for Annexation 17.

10. Monthly staff report to the City Council

- a. Administration
- b. Police Department
- c. Community Development 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. Approval of September 20, 2018 closed session minutes.
2. Conference with legal counsel regarding potential litigation (one case) relating to a request for records for the California Attorney General relating to the Mesa Verde facility and his inspection of same.
3. Conference with legal counsel re: claim filed by Jaime Chavez Mendoza per Government Code Section 54956.9(d)(2).

ADJOURNMENT

