

**CITY COUNCIL OF THE CITY OF MCFARLAND  
MCFARLAND SUCCESSOR AGENCY  
MCFARLAND PUBLIC FINANCE AUTHORITY  
MCFARLAND IMPROVEMENT AUTHORITY  
MCFARLAND PARKING AUTHORITY**

**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.

**ROLL CALL:** Mayor / Chairman Manuel Cantu Jr.  
Mayor Pro Tem / Chairman Stephen McFarland  
Council Member / Boardmember Sally Gonzalez  
Council Member / Boardmember Rafael Melendez  
Council Member / Boardmember Maria T. Perez

**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.

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**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.**

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**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 \$834,508.28 from November 3, 2018, through December 5, 2018 and the pre-issued payroll in the amount of \$147,661.08 for November, 2018.
2. **Approval of Minutes of Regular And / Or Special Council Meeting** – held on November 14, 2018.
3. **Award Contract to Klassen Corporation for the Animal Shelter Building** – The City of McFarland desires to build a new Animal Shelter Building and related site improvements adjacent to the Wastewater Treatment Plan.

The city official opened sealed bids for this project on March 27, 2018 and there were four (4) bids received as follows:

| Base Bid              |              |
|-----------------------|--------------|
| Klassen Corporation   | \$814,000.00 |
| Flexpro Inc.          | \$844,565.00 |
| Superior Construction | \$860,000.00 |
| Vortex Construction   | \$961,878.00 |

The Office of the City Engineer has reviewed and qualified the lowest bidder, Klassen Corporation. The City is allowing 120 working days for the contractor to complete the project.

**Attachment(s):** Staff report, Bid Summary, Vicinity Map, Klassen Proposal and Agreement.

**Recommendation(s):** Staff recommends City Council to approve the contract with Klassen Corporation in the amount of \$807,338.00 and authorize Mayor Cantu to execute the agreement.

4. **Award Contract to Lee Wilson Electric Company, Inc.** – Through the KernCOG, the City of McFarland was allotted \$177,400 under the Highway Safety Improvement Program (HSIP) Cycle 8 funding. These HSIP funds are being used for the installation of safety improvements at various locations. Included in the scope of work is installation of Solar Powered Flashing LED Stop Signs, Solar Powered Radar Speed Feedback Signs, Solar Powered In-Roadway Crosswalk System, Pavement Striping/Markings, and ADA curb ramps. See attached site map.

The City Clerk opened sealed bids for this project, on November 8, 2018 at 2:15 p.m. There were four (4) bids received as follows:

| Company                          | Total Bid    |
|----------------------------------|--------------|
| Lee Wilson Electric Company, Inc | \$147,452.56 |
| JTS Construction                 | \$173,726.00 |
| JT2 Inc. dba: Todd Co.           | \$227,268.00 |
| DOD Construction                 | \$382,652.00 |

**Attachment(s):** Staff report, Bid Summary, Vicinity Map, and Agreement.

**Recommendation(s):** Staff recommends City Council to approve the contract with Lee Wilson Electric Company, Inc., in the amount of \$147,452.56 for the HSIP Cycle 8- Safety Improvements-Variou Locations – HSIPL 5343-(012) project and authorize Mayor Cantu to execute the agreement.

5. **RTD Architecture & Interior Design Agreement re: New City of McFarland Community Center (McFarland Museum)**– The City of McFarland requested RDT Architecture & Interior Design (RDT) work with Provost and Pritchard Engineering Group, Inc. (P&P) to team with RDT in order to provide land surveying and civil engineering services for the project.

RDT will develop the Site Plan and Provost and Prichard will only prepare the final Construction documents for the civil portions of the project.

**Attachment(s):** Proposed Proposal

**Recommended Action(s):** Staff recommends City Council approve the RDT Architecture & Interior Design proposal for land surveying and civil engineering in the total amount of \$14,500.00.

6. **BSK Associates Second Amendment to Agreement** – In the city’s case against the Ballesteros Trust, the parties are discussing a replacement property for its existing site located on Elmo Hwy. BSK Associates has done an investigative report and supplemental report. An additional investigation needs to be made.

**Attachment(s):** Seconded Amendment to Agreement

**Recommended Action(s):** Staff recommends city council approve the Second Amendment to the Agreement and authorize Mayor Cantu to sign the agreement.

## **END OF CONSENT CALENDAR**

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## **PUBLIC HEARING**

The Authority is a joint powers authority duly organized and existing under and pursuant to Articles 1 through 4 (commencing with Section 6500) of Chapter 5 of Division 7 of Title 1 of the California Government Code (the "Act") and that certain Joint Exercise of Powers Agreement, dated as of April 12, 2012, by and between the City and the McFarland Parking Authority. The Act requires the City Council to hold a noticed public hearing with respect to the proposed financing and to make a finding that the proposed project will result in significant public benefits to the constituents of the City.

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

7. **Report, Public Hearing and Possible Approval of Bond Issuance through the McFarland Public Financing Authority** – The City has received a commitment for a loan in the amount of \$844,700 (the "USDA Loan") and a grant in the amount of \$49,940, from the United States Department of Agriculture, Rural Housing Service (USDA) Development, to the finance the costs of constructing an animal shelter facility and related public improvements. Staff recommends the issuance of a bond by the McFarland Improvement Authority to evidence the USDA Loan and USDA will purchase the bond.

Adoption of the attached resolutions will provide for the issuance of the McFarland Improvement Authority Lease Revenue Bond (USDA) Series 2018 (the "Bond") and the use of Bond proceeds to pay for the costs of the animal shelter project.

Under the bond documents, the City will covenant to include the necessary appropriations in its annual budget to make certain payments, which are calculated to be sufficient to pay debt service on the bonds.

**Attachment(s):** Staff report, City Council Resolutions, McFarland Improvement Authority Resolution, Lease Agreement, Sublease Agreement.

**Recommended Action(s):** Staff recommends City Council conduct a public hearing regarding the proposed financing:

1. That the City Council approve Resolution No. 2018-043, making findings of significant public benefit in connection with the issuance and sale of the McFarland Improvement Authority Lease Revenue Bonds (the "Bonds") and approving as to form and authorizing the execution and delivery of documents relating to the Bonds;

2. That the City Council approve Resolution No. 2018-044, USDA's standard form loan resolution authorizing and providing for the incurrence of indebtedness for the purpose of providing a portion of the cost of constructing an animal shelter facility;
3. That the McFarland Improvement Authority approve Resolution No.2018-001-IA, acknowledging finding of significant public benefit in connection with the issuance and sale of the Bonds, providing for of the issuance, sale and delivery of the Bonds and authorizing the execution and delivery of documents relating to the Bonds.

#### **8. Monthly staff report to the City Council**

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

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#### **ADMINISTRATIVE MATTERS:**

None

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#### **Correspondence**

None

#### **Oral Reports from City Council on Committee / Special District Meetings**

**Delano Mosquito Abatement District** (DMAD) –

**Kern Council of Governments** (KCOG) – Mayor Cantu or Alternate Member  
Mayor Pro-Tem McFarland

**McFarland Tri-Agency Partners** (MTAP): Mayor Cantu or Alternate Member

**Kern Economics Development Corp.** (KEDC) – Mr. John Wooner, City Manager

**Kern County Association of Cities** (KCAC)

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**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 McFarland v. Ballesteros.

**ADJOURNMENT**