

REGULAR CITY COUNCIL MINUTES
IN PERSON MEETING
August 26, 2021

McFARLAND CITY COUNCIL
McFARLAND SUCCESSOR AGENCY
McFARLAND PUBLIC FINANCE AUTHORITY
McFARLAND IMPROVEMENT AUTHORITY
McFARLAND PARKING AUTHORITY

CALL TO ORDER

Mayor Gonzalez called the meeting to order at 6:05 p.m.

ROLL CALL

Council Members Present: Mayor Gonzalez, Mayor-Pro Tem Pérez, Councilmember Ayon
Councilmember Cano, Councilmember Santillano

Council Members Absent: None

OFFICIALS PRESENT

Chief of Police/Interim City Manager Williams, City Attorney Hodges, Community Development
Director Lara, Finance Director Lara, Public Works Director Gonzales, Interim City Clerk Drake

INVOCATION

Councilmember Cano

PLEDGE OF ALLEGIANCE

Councilmember Ayon

PUBLIC COMMENTS

1. Letter from Juan Munguia, President of the McFarland Greater Chamber of Commerce, for Mayor Gonzalez and Councilmember Cano expressing gratitude for volunteering during McFarland Greater Chamber of Commerce's Fourth of July TNT Fireworks fundraiser.

Public Comments closed at 6:10 p.m.

CONSENT AGENDA

2. Motion was made by: Councilmember Cano to approve warrant register for \$231,440.90 from August 1, 2021, through August 15, 2021; 2nd by: Councilmember Ayon.
Vote: 5/0
Ayes: Gonzalez, Pérez, Ayon, Cano, Santillano
Nays: None
Absent: None
Abstentions: None.

3. Motion was made by: Councilmember Cano to approve Regular Minutes of *August 12, 2021*; 2nd by: Councilmember Ayon.
Vote: 5/0
Ayes: Gonzalez, Pérez, Ayon, Cano, Santillano
Nays: None
Absent: None
Abstentions: None.
4. Motion was made by: Councilmember Cano to approve Special Minutes of *August 18, 2021*; 2nd by: Councilmember Ayon.
Vote: 5/0
Ayes: Gonzalez, Pérez, Ayon, Cano, Santillano
Nays: None
Absent: None
Abstentions: None.

ADMINISTRATIVE MATTERS:

5. Motion was made by: Councilmember Santillano to approve Vesting Tentative Tract Map 7393 to produce new housing development and provide 167 residential houses, neighborhood park, and a drainage sump; 2nd by: Councilmember Cano.
Vote: 5/0
Ayes: Gonzalez, Pérez, Ayon, Cano, Santillano
Nays: None
Absent: None
Abstentions: None
6. Motion was made by: Councilmember Santillano to approve Vesting Tentative Tract Map 7394 to produce new housing development and provide 183 residential houses; 2nd by: Councilmember Ayon.
Vote: 5/0
Ayes: Gonzalez, Pérez, Ayon, Cano, Santillano
Nays: None
Absent: None
Abstentions: None

PUPBIC HEARINGS

7. Public Hearing to Report, Discuss, and Possible Adoption of a Resolution No. 2021-0047 to Adopt the Initial Study and approve Negative Declaration for the housing Tracts 7393 and 7394, (APN 060-090-29) Southwest of Intersection Taylor Ave/Garzoli Avenue.
 - a. Mayor Gonzalez Opened the Public Hearing to Receive Public Testimony. City Planner Brianahi De Leon speaks on Negative Declaration for Tracts 7393 and 7394 and research conducted with consultants. De Leon allows for questions from the Council.

Q. Councilmember Santillano expresses his concern with Tracts 7393 and 7394 in connection with the surrounding trees and harvesting.

A. Community Development Director Lara informs the Council the land was given to the City and the proper steps have been taken. Michael Hair reiterates that the Williamson Acts will not be an issue with Tract 7393 and 7394.

Q. Councilmember Santillano inquires as to whether the water infrastructure would be able to accommodate the new homes.

A. Community Development Director Lara reassures the Council that the engineers who helped formulate the plan accounted for such infrastructure.

- b. Public Comments closed at 6:25 p.m.
- c. Motion was made by: Councilmember Ayon to Adopt **Resolution No. 2021-0047**, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCFARLAND adopting the Initial Study and Negative Declaration PREPARED TENTATIVE TRACT 7393 AND 7394; 2nd by: Councilmember Cano.
Vote: 5/0
Ayes: Gonzalez, Pérez, Ayon, Cano, Santillano
Nays: None
Absent: None
Abstentions: None

- 8. Public Hearing to discuss and Introduce the First Reading: of Ordinance No. 0006-2021 of the City Council of the City of McFarland, Adopting an Uncodified Ordinance, Approving A **Development Agreement** Between the City of McFarland and LeOra LLC for the development of Tract 7393 and 7394, (APN 060-090-29) Southwest of Intersection Taylor Ave/Garzoli.

- a. Mayor Gonzalez Opened the Public Hearing to Receive Public testament. Community Development Director Lara describes fees that will be given to the City of McFarland. Lara also informs the Council on the population of McFarland predicted to grow 11%, which would increase sales tax revenue, upon approval and completion of the plans.

Q. Councilmember Ayano expresses concern over the Parks Departments receiving \$2,300 upon three acres being returned to the city.

A. City Attorney Hodges addresses such concern with mentioning that this is the way it has historically been done. The City can choose where the money goes. However, if the Parks Department does not receive the payment, the three acres would stay barren.

- b. Open the public hearing, take comments, if any, and introduce Ordinance No. 2021-0047 for first reading by title only. Ordinance reads as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCFARLAND, CALIFORNIA, ADOPTING AN UNCODIFIED ORDINANCE, APPROVING A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF MCFARLAND AND LEORA LLC FOR THE DEVELOPMENT OF TRACT 7393 AND 7394 LOCATED AT APN (060-090-29) SOUTHWEST OF INTERSECTION TAYLOR AVE/GARZOLI AVE

Public comments closed at 6:58pm

- 9. Public Hearing to report, discuss and certifying the Final Environmental Impact Report (EIR) and adopting City of McFarland Comprehensive 2040 General Plan.
 - a. Mayor Gonzalez Opened the Public Hearing to Receive Public Testimony. Dr. Cornelius Nuworsoo joins the Council Meeting via Zoom. Dr. Nuworsoo proceeds to inform the Council and present The General Plan and the Environmental Impact Report for revitalizing the City of McFarland. This includes new homes, new businesses, a new downtown, and new pedestrian walkways. It will lead to a revitalized city and bring more jobs to McFarland.

Q. Councilmember Santillano and Councilmember Ayon inquire as to whether the schools will be able to handle the possible influx of people and if there will be any available locations for potential new schools.

A. The Council is informed that the school board has the authority to make decisions addressing an increase of students.. Additionally, with new permits come fees the City can collect.

- b. Public Comments closed at 7:27 p.m.
- c. Motion was made by: Councilmember Ayon to Adopt Resolution No. 2021-0050, A RESOLUTION OF THE CITY COUNCIL OF MCFARLAND, CALIFORNIA, CERTIFYING THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR) ADOPTING ENVIRONMENTAL FINDINGS, MITIGATION MONITORING AND REPORTING PROGRAM AND ADOPTING THE COMPREHENSIVE GENERAL PLAN UPDATE THAT ENCOMPASSES THE CITY AND ITS SPHERE OF INFLUENCE; 2nd by Councilmember Cano.
Vote: 5/0
Ayes: Gonzalez, Pérez, Ayon, Cano, Santillano
Nays: None
Absent: None
Abstentions: None

DEPARTMENT REPORTS

- a. **Administration** – Chief of Police Williams- Hiring staff is moving forward and interviews will be starting soon. Stuff the Bus will be continuing to receive donations August 28 from 9:00am-1:00pm. On September 7th, Vaccinations will be available to those 12 and older at the McFarland Community Center. Students at CSUB are being considered to update the City Website. City Hall will be closed on Labor Day, September 6th.
- b. **Police Department** – Chief of Police Williams- Newly recruited Officer Pascue was introduced and received a warm welcome from the Council. Cash and lotto tickets were stolen from a convenience store. On a hunch, an officer ran a license plate to which the vehicle turned out to be stolen and contained narcotics. The vehicle was later returned. Additional dispatchers are in background check and hiring a Sargent is in process. Effective September 5th, there will be a police officer patrol for twenty-four hours a day in McFarland, to which on-call officers are no longer necessary. The Halloween event that is held on Kern Avenue is in its planning process and is moving forward.
- c. **Finance Department** – Finance Director Lara- The audit is moving forward and is on track to meet its August 31st deadline. The budget for Fiscal Year 2022 is continuing and will be ready for presentation soon. A refund will be coming back to the community. The financial department is working towards getting a CSUB student to assist in updating the City's website.
- d. **Public Works Department** – Public Works Director Gonzales- Water meters were read and 269 were of the red. Trucks for the waste department were approved and training is taking place. McFarland's EV charge stations have two fast charging stations and three regular stations. Landscapers have been hired. Meters are still read manually and they are waiting for a grant to come through in order to set up a new system.

- e. **Community Development** – Community Development Director Lara- The animal shelter is being put to good use. Some dogs have been adopted while two were returned to their owners. Currently, there is a plan for a cat neutering program. Plans with LeOra and the General Plan are moving forward, and new projects are coming in. Sewers and a water system are being worked on with the assistants of engineers. A grant for a future transit system is being set in motion.

ADMINISTRATIVE AGENDA

10. Motion was made by: Councilmember Ayon to table Ad Hoc Committee Report: Recommendation for Potential Restructuring Job Classifications/Duties- Grant Administrator, Public Works Administrative Assistant, And Part Time Code Enforcement; 2nd by: Councilmember Cano.
Vote: 5/0
Ayes: Gonzalez, Pérez, Ayon, Cano, Santillano
Nays: None
Absent: None
Abstentions: None
11. Motion was made by: Councilmember Cano to approve the Memorandum of Understanding (MOU) among the City of McFarland and Kern Council of Governments (KERN COG): CEC Agreement GFO-20-010 for E. Industrial Electric Vehicle Charging Station; 2nd by Mayor Pro Tem Pérez.
Vote: 4/0
Ayes: Gonzalez, Pérez, Cano, Santillano
Nays: None
Absent: Ayon
Abstentions: None
12. Motion was made by: Councilmember Ayon to a new contract with Lexipol for a new city policy manual and to revise the employee handbook; 2nd by: Mayor Pro Tem Pérez.
Vote: 5/0
Ayes: Gonzalez, Pérez, Ayon, Cano, Santillano
Nays: None
Absent: None
Abstentions: None
13. Motion was made by: Councilmember Cano to re-establish the MPD Police Activity League; 2nd by Councilmember Ayon.
Vote: 5/0
Ayes: Gonzalez, Pérez, Ayon, Cano, Santillano
Nays: None
Absent: None
Abstentions: None
14. Motion was made by: Councilmember Ayon to the City of McFarland Facility Use Agreement for Veteran's Hall, parks, and other city owned facilities; 2nd by: Councilmember Cano.
Vote: 5/0
Ayes: Gonzalez, Pérez, Ayon, Cano, Santillano
Nays: None
Absent: None
Abstentions: None

15. A new Real Property Lease Agreement (103 W. Sherwood Avenue, McFarland, CA 93250) between City of McFarland and Sonrise Baptist Church of Clovis was discussed.

No motion. Agenda items failed for lack of motion.

16. License Agreement for Use of Veteran's Hall for McFarland Greater Chamber of Commerce was discussed.

No motion. Agenda items failed for lack of motion.

17. License Agreement for Use of Veteran's Hall for McFarland Lions Club was discussed.

No motion. Agenda items failed for lack of motion.

REPORTS FROM CITY COUNCIL ON COMMITTEE/SPECIAL DISTRICT MEETINGS

- a. Delano Mosquito Abatement District (DMAD) – Council Member Ricardo Cano- None to report
- b. Kern Council of Governments (KCOG) – None to report
- c. McFarland Tri-Agency Partners (MTAP) – None to report
- d. Kern Economic Development Corp. (KEDC) – None to report
- e. Kern County Association of Cities (KCAC) – None to report
- f. Poso Creek IRWMP – None to report

ADJOURNMENT

Meeting adjourned at 9:50 p.m.



Sarah Drake, Interim City Clerk

Sally Gonzalez, Mayor