

**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 11, 2015 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. If your business requires time, submit your items to the City Manager for the next meeting agenda. Thank you.

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 \$588,033.26 from May 9, 2015 through June 8, 2015 and the pre-issued payroll in the amount of \$186,502.22 for May, 2015.
2. **Approval of Minutes of Regular And / Or Special Council Meeting** – held on May 14, 2015.
3. **Award of Contract to Spiess Construction – WWTP Aeration Basin, Blowers and Motor Control Center Building** - Bid Opening on the Aeration Basin, Blowers and Motor Control Center for the Wastewater Treatment Plant was on April 23, 2015. Seven Contractors (7) contractors submitted bids for the construction of the project. Spiess Construction Company, Inc. (Spiess) was the apparent low bidder at \$2,770,802.45. Review of the Contractor's license, qualifications and bonding capacity has been completed and is acceptable. The bids included a bid alternate for a 560-foot masonry wall. The additive bid alternate, for a 6-foot wall, is \$162,400 which would bring the total Speiss bid to \$2,933,202.45. Management and staff recommend the 560 foot masonry wall bid alternate as it would also facilitate the future animal shelter.

Attachment(s): Staff Report, Summary

Recommendation(s): Approve the Awarding of the construction contract to the lowest responsive bidder, Spiess Construction, in the amount of \$2,933,202.45 as determined by staff and consulting engineers and approve Mayor Cantu to execute the agreement upon Council approval. Contractor will be sent the Construction Agreement. Once the documents have been properly received and signed, contractor will be given the notice to proceed.

4. **Albert and Associates, LLP Engagement Letter-** The City of McFarland is required to complete an annual audit at the end of each fiscal year. Although last years Audited Financials were late, staff is recommending Albert & Associates, LLP for two reasons.

- 1) The Finance Director is out on maternity medical leave. Using an auditing firm that is familiar with the city accounting system and processes will alleviate the additional pressures associated with the Finance Director being absent.
- 2) Staff has negotiated a lower fee for this year's auditing services, which is directly attributed to the late audit last year.

Last Year Fee	\$76,100
Current Year Fee	<u>\$65,800</u>
Reduction Amount	\$10,300

Attachment(s): Staff Report, Resolution No. 2015-0231.

Recommended Action(s): Staff recommends that the City Council approve a Resolution of the City Council of the City of McFarland approving an engagement letter for services between the City of McFarland and Albert & Associates, LLP to conduct the annual City audit and related services for the fiscal year ended June 30, 2015; and any related documents necessary to complete the engagement.

END OF CONSENT CALENDER

PUBLIC HEARING

5. **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 2015-0229, 2015-0230.

Recommendation(s): Holding a Public Hearing, Adoption of Resolutions 2015-0229- 2015-0230, 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 2015/2016.

6. Monthly staff report to the City Council

- a. Administration
- b. Police Department
- c. Finance Department

ADMINISTRATIVE MATTERS:

7. **Report and Discussion, RE: Possible Amendment to the McFarland Municipal Code as it pertains to garage conversions.** - City staff has been approached by homeowners who are seeking to convert their existing garages into living spaces. After reviewing the current Municipal Code, staff has determined that a garage can be converted to a living area provided that the parking spaces being converted be replaced with covered parking that complies with the setback requirements for the zoning district that the property is located.

Attachment(s): Staff Report

Recommendation(s): Staff recommends the City Council receive this report and provide direction to staff.

8. **McFarland Transit Development Plan** - The Kern Council of Governments, utilizing a Transit Administration Grant (FTA 5314) entered into a contract with Moore & Associates to prepare a Transportation Development Plan (TDP) for the City of McFarland.

The McFarland TDP updated the transit system's goals and objectives, developed service alternatives, provided funding estimates, and produced a plan to implement recommended service improvements.

Attachment(s): Staff Report, Resolution No. 2015-0233

Recommended Action(s): Staff recommends City Council approve Resolution No. 2015-0233 adopting McFarland Transit Development Plan.

9. **Proposed Annual Operating and Capital Budgets** - Annually the City Council is required to approve an annual appropriations budget. This proposed annual operating budget for fiscal year 2015-2016 is presented to the City Council by the City Manager. This budget was prepared with the assistance of the City's Finance Department.

Attachment(s): Staff Report, Resolution 2015-0232, Budget

Recommended Action(s): Recommend that the City Council consider adoption of Resolution 2015-0232 of the City Council of the City of McFarland adopting the annual operating and capital budgets for the fiscal year 2015-2016.

Correspondence

10. Mrs. Melva Rosson's Letter

Oral Reports from City Council on Committee / Special District Meetings

Delano Mosquito Abatement District (DMAD) – Councilmember Coker

Kern County Association of Cities (KCAC) – (Vice-President) –
Councilmember Melendez

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

Tri-Agency: Mayor Cantu or Alternate Member Councilmember Santillano

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

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 the May 14, 2015 closed session minutes.
2. Conference with real property negotiator (city manager) regarding price and terms of payment for real property located at APNs 200-140-05, -06, -07, -08, -09, -10 and -11 per Government Code Section 54956.8.

ADJOURNMENT