

**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: July 9, 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 \$1,098,448.06 from June 9, 2015 through July 6, 2015 and the pre-issued payroll in the amount of \$128,581.65 for June, 2015.
2. **Approval of Minutes of Regular And / Or Special Council Meeting** – held on June 11, 2015.
3. **Request by City Attorney to Attend the Annual Conference** – The annual conference of the League of California Cities is scheduled for September 30, through October 2 in San Jose. The City Attorney's department of the League will hold two days of conferences involving municipal matters. The registration fee is \$500 if paid before August 5. The hotel rooms next to the convention center are \$185 a night – consider authorizing payment of 1/3 of the registration and one night's lodging in the amount of \$230 for the City Attorney to attend the Conference.

Attachment(s): None

Recommendation(s): Staff recommends City Council approve City's Attorney request.

4. **Report and Discussion and Possible approval to contract with Urban Futures for services related to bond disclosures.** The City issued Bonds for the Water and Sewer Enterprise Funds in 2010. Each year the City is required to disseminate disclosure documents to the Municipal Market. The disclosure reports inform the bond purchasers about the financial condition of the Enterprise Funds, as-well-as, making the City compliant.

Finally, the disclosure reports are sent to all of the rating agencies (S&P, Moody's, and Fitch) to ensure that the City's credit rating is protected.

Attachment(s): Staff Report, Agreement

Recommended Action(s): Staff recommends approval of the contract with Urban Futures, Inc., for the preparation of mandatory bond disclosure reports, and to authorize Mayor Cantu to execute the agreement.

END OF CONSENT CALENDER

PUBLIC HEARING

5. **Report, Public Hearing and Approval, RE: A amendment to the City of McFarland Impact Fees as it relates to Government Impact Fees** - In 2006 the City of McFarland conducted numerous studies to establish the type and amount of impact fees that all new development shall be required to pay. One of the fees that was established was the Government Impact Fee and the purpose of this fee was to cover the costs for expanding City Hall, the Community Center and Library Facilities.

After this fee was established it was determined that it should be expanded to include the maintenance of any existing City owned signs and the construction and maintenance of any other City owned signs.

Attachment(s): Staff Report, Resolution 2015-0234

Recommendation(s): Staff recommends the City Council conduct the required public hearing and approved the Resolution 2015-0234.

6. Monthly staff report to the City Council

- a. Administration
- b. Planning Department
- c. Public Works Department

ADMINISTRATIVE MATTERS:

7. **Report and Discussion, RE: Pertains to garage conversions.** - City staff has been approached by homeowners who are seeking to convert their existing garages into living spaces. As a result of the discussion at the City Council meeting, City Staff was directed to review the building permits records for all the houses on Cliff Avenue to determine what houses have converted garages and if the conversions were permitted.

Attachment(s): Staff Report, Permit Research

Recommendation(s): Staff recommends the City Council give direction to Staff.

8. **Report and Discussion and possible approval of the City of McFarland to contract with Buxton** - Staff met with Buxton's Vice President, Lisa McCay at the International Council of Shopping Centers (ICSC) conference in Las Vegas. Buxton is well established with 1000's of retailers, and is well respected in the retail community. Buxton will supplement staff and the Kern EDC, and will become another branch of the City of McFarland's economic development plan.

Attachment(s): Staff Report, Agreement.

Recommended Action(s): City Staff recommends that City Council approves the contract with Buxton, and authorize the Mayor to execute the agreement. The contract is for 3 years at \$50,000 a year.

Correspondence

None

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 June 11, 2015 closed session minutes.
2. Conference with labor negotiator (mayor), unrepresented employee, and public employee evaluation per Government Code Sections 54957 and 54957.6.
3. Conference with real property negotiator (city manager) re price and terms of payment/lease for real property located at APN 201-030-01, 200-070-11, and 201-060-42 and E. Perkins Avenue per Government Code Section 54956.8.

ADJOURNMENT