

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

SPECIAL 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 1 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

SPECIAL MEETING: – 6:00 P.M.

INVOCATION:

PLEDGE OF ALLEGIANCE:

PRESENTATIONS AND PROCLAMATIONS:

Proclamation Declaring the Week of October 18-24, 2015, “Freedom from Workplace Bullies Week”.

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 \$532,973.18 from September 4, 2015 through September 25, 2015.
2. **Approval of Minutes of Regular And / Or Special Council Meeting** – held on September 10, 2015.
3. **Report, and Introduction Re:** Zoning Ordinance Text Amendment 2015-01, and amendment to Title 17 Zoning adding Chapter 17.158 Reasonable Accommodations.

Attachment(s): Staff Report, Ordinance 2015-047

Recommended Action(s): Introduction of Ordinance No. 2015-047 and approving a public hearing at the next scheduled regular city council meeting.

END OF CONSENT CALENDER

PUBLIC HEARING:

None

4. **Garzoli Water Well Pump** – The Garzoli Well pump was producing large amounts of air and drawing suction and therefore was pulled for inspection and was planned to be lowered 100-ft. Farm Pump & Irrigation perform this work the week of September 7th. When they removed and inspected the pump assembly they found several column pipes, enclosing tubes, and lineshafts that require replacement due to wear, corrosion, and age. In, addition, the static water level was at 420-ft or current depth of the pump. Therefore it is recommended that an additional stage be added to the pump and the pump be lowered an additional 100-ft to a total depth of 620-ft. to allow for drawdown during pumping and further declines in pumping water level. The additional cost for this work is \$62,124.58.

Attachment(s): Staff Report, Quotes from Farm Pump & Irrigation

Recommended Action(s): Staff recommends that the additional work by Farm Pump & Irrigation be authorized in the amount of \$62,124.58 for the above noted repair work. The repair to the pump column, tube, and shaft is necessary as a result of wear, corrosion, and age. It is also recommended to lower the pump further in the well and add a stage in order to maintain a pumping capacity between 1,300 gpm to 1,800 gpm. Repair work will be paid through the water well reserves.

5. Monthly staff report to the City Council

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

ADMINISTRATIVE MATTERS:

6. **In House City Engineer** – Report and Discussion and Possible approval to issue Request for Proposal (RFP) to Employment Firms for recruitment of an in house City Engineer.

The City has placed ads in the local newspaper, Western City Magazine, and posted the Engineering position on the City's web-site. The City has received no qualified candidates to date.

The Engineering position has been open for 10 months now. Staff would like to fill the position, because it will clearly save the City approximately 25% of the total cost on every project and reduce in house engineering cost.

Attachment(s): Staff Report

Recommendation(s): Staff recommends approval to issue an RFP to Employment Firms for the recruitment of an in house City Engineer.

Mayor Cantu to adjourn city council meeting and open the Successor Agency to the McFarland Redevelopment Agency meeting.

Chairman Cantu to open the Successor Agency Meeting:

MCFARLAND SUCCESSOR AGENCY:

7. **ROPS - Approval for January 1, 2016 through June 30, 2016** -Pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (the “Redevelopment Dissolution Law”), the Successor Agency must prepare a Recognized Obligation Payment Schedule (“ROPS”) for each six-month fiscal period (commencing each January 1 and July 1), listing the payments to be made by the Successor Agency during such period. All ROPS must be approved by the Oversight Board. Furthermore, each Oversight Board-approved ROPS must be submitted to the State Department of Finance (“DOF”) for review.

Attachment(s): Staff Report and Resolution No. 2015-003-SA.

Recommended Action(s): Staff recommends that the Board of Directors of the Successor Agency to the McFarland Redevelopment Agency adopt Resolution No. 2015-003-SA approving the Recognized Obligation Payment Schedule for the six-month fiscal period from January 1, 2016 through June 30, 2016, (ROPS 15-16B) and taking certain other related actions.

8. **ROPS- Approval of Administrative Budget for January 1, 2016 through June 30, 2016**- Pursuant to Part 1.85 of Division 24 of the California Health and Safety Code (the “Redevelopment Dissolution Law”), the Successor Agency must prepare a proposed administrative budget and a Recognized Obligation Payment Schedule (“ROPS”) for each six-month fiscal period, both of which must be submitted to the Oversight Board for approval. Each proposed administrative budget must include all of the following: (1) estimated amounts for Successor Agency administrative costs for the applicable six-month fiscal period; (2) proposed sources of payment for the administrative costs; and (3) proposals for arrangements for administrative and operations services provided by the City or other entity.

Attachment(s): Staff Report and Resolution No. 2015-004-SA.

Recommended Action(s): Staff recommends that the Board of Directors of the Successor Agency to the McFarland Redevelopment Agency adopt Resolution No.

2015-004-SA approving a proposed administrative budget for the six-month fiscal period from January 1, 2016 through June 30, 2016 and taking certain related actions.

Chairman Cantu of the Successor Agency adjourn meeting. Mayor Cantu opens and continues the Regular City Council Meeting.

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:

None

ADJOURNMENT