

**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:** October 22, 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.

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

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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 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 \$622,543.03 from October 6, 2015 through October 19, 2015.
2. **Approval of Minutes of Regular And / Or Special Council Meeting** – held on October 1, and 8, 2015.
3. **SJVAPCD EV Charge Up Application (Level 2) (2015-2016)** - San Joaquin Valley Air Pollution Control District released a grant application for Electric Vehicle (EV) chargers which will fund purchase of (EV) electrical chargers, eligible installation costs, and necessary signage for up to \$5,000.00 per Level 2 Single Port Unit or \$6,000.00 per Level 2 Dual Port; with a maximum funding per applicant of \$50,000 per calendar year.

**Attachment(s):** Staff Report, EV Charge Up Application.

**Recommended Action(s):** Staff recommends the City Council adopt Resolution No. 2015-0240 and authorize City Manager or designee to apply for any of the grants offered on behalf of the City of McFarland for the next three (3) years.

4. **San Joaquin Valley Air Pollution Control District Bikeway Incentive Program (2015-2016)** - The San Joaquin Valley Air Pollution Control District administers the Bikeway Incentive Program which provides up to \$150,000.00 for Class I Bikeway (Bike Path). The program goals are to increase commuter bicycle accessibility and utilization of bike paths as an alternative transportation measure.

This project will fulfill the aforementioned goals and one of the needs identified in the City of McFarland Bicycle Master Plan.

**Attachment(s):** Staff Report, Application and Resolution No. 2015-0241.

**Recommendation(s):** Staff recommends that City Council adopt Resolution No. 2015-0241 and authorize submission of application.

5. **Browning Road Mainline Extension** – This project is located on the west side of Browning Road from the Browning road Park north of Elmo Highway. The proposed project involves the extension of a 12” PVC water main to Elmo Highway for the purpose of serving further development. The proposed pipeline is located beneath a new bike lane that will be constructed along Browning Road, therefore it is recommended that the water main be installed prior to the construction of the bike lane.

**Attachment(s):** Staff Report, Mainline Extension Cost Estimate.

**Recommended Action(s):** Staff recommends the City Council approve the Browning Road Water Main Extension to Elmo Highway be authorized in the amount of \$126,356.00.

6. **Notice of Completion – Block Wall/Fence on Industrial St.**–This is the notice of completion for the work under contract with DOD Construction for the Block Wall/Fence Project on Industrial Street.

The City Council awarded the contract to DOD Construction on May 14, 2015 and construction was completion on September 8, 2015 and the completed work substantially conforms to the plans and specifications.

**Attachment(s):** Staff Report, Notice of Completion.

**Recommended Action(s):** Staff recommends the City Council accept the completed work by the contractor, DOD Construction, and authorize Mayor Cantu to sign the Notice of Completion and the City Clerk to file the Notice of Completion with the Kern County Recorder. Staff further recommends the release of the 5% retention to the Contractor after 30 days pending claims or liens filed during this period.

7. **Award of Contract to Cen-Cal Construction** – for the West Kern Pedestrian Improvement Project between 2<sup>nd</sup> and 3<sup>rd</sup> Street. The project will consist of installing streetscape amenities that include new curb, gutter, sidewalk, street furniture, street trees and street lights.

**Attachment(s):** Staff Report, Summary

**Recommended Action(s):** Approve the awarding of the construction contract to the lowest responsive bidder, Cen-Cal Construction, in the amount of \$399,985.00

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.

8. **Reorganize the Police Department Officer Classifications**- The City's Police Department is currently structured with an allocated "Commander" position, who is intended to serve as a second in command to the Chief of Police. The Department has not utilized the Commander position since, July 01, 2014, without any detriment to the Department or the public safety services the City provides to its citizens. The Department currently has unforeseen budgetary concerns. The Department could better utilize an additional Police Lieutenant Position rather than the current Commander position to provide public safety services at a cost savings to the City.

**Attachment(s)**: Staff Report, Resolution No. 2015-0242.

**Recommended Action(s)**: Staff recommends the approval and signature by Mayor Cantu of a Resolution No. 2015-0242 to reorganize the Police Department officer classifications to eliminate the classification of Commander and to add an additional position for Police Lieutenant.

9. **California Municipal Finance Authority (CMFA) PACE Program** - Consenting To The Inclusion Of Properties Within The City Of McFarland (the "City") In The CMFA Pace Program; Authorizing The CMFA To Accept Applications From Property Owners, Conduct Contractual Assessment Proceedings And Levy Contractual Assessments Within The City; And Authorizing Related Actions.

**Attachment(s)**: Staff Report, Resolution and JPA Agreement.

**Recommended Action(s)**: It is recommended that the City Council adopt a resolution related to the City's participation in the California Municipal Finance Authority ("CMFA") Property Assessed Clean Energy ("PACE") Program:

- 1) Authorizing the CMFA to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments within the City and authorizing related actions; and
- 2) Authorizing the Mayor or City Manager, or designee thereof, to execute all documents and take any actions necessary and appropriate to carry out the intent of this resolution.

## END OF CONSENT CALENDER

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### PUBLIC HEARING:

10. **Report, and Public Hearing Re:** Zoning Ordinance Text Amendment 2015-01, and amendment to Title 17 Zoning adding Chapter 17.158 Reasonable Accommodations.

The City of McFarland is currently updating its Housing Element and in reviewing the existing Housing Element, there was a policy that stated the City of McFarland would adopt a reasonable accommodation ordinance by 2009, however this action was never completed. In order for the City's Housing Element to be certified by the State the City must pass the proposed Ordinance.

The City Council introduced and waived the first reading of this item at the October 1, 2015 City Council meeting.

**Attachment(s):** Staff Report, Ordinance

**Recommended Action(s):** Staff recommends the City of McFarland City Council conduct the required public hearing and approve the proposed ordinance.

11. **Report and Public Hearing Regarding Establishment of the Garzoli Avenue Underground District.** The City of McFarland is proposing to underground the existing overhead facilities along Garzoli Avenue, north of Kyra Avenue and south of W. Perkins Avenue. The City will be performing this work under PG and E's Rule 20 A program which is funded by the utility companies and in this case the utility company is PG and E. The proposed project will cost approximately 3.5 million dollars of which 3 million will be provided by Kern County. The money needed for this project are not paid for directly by the City or the County, rather it is money that PG and E allocates to the City and County to pay for these kind of undergrounding projects.

**Attachment(s):** Staff Report, Resolution, District Map

**Recommended Action(s):** Staff recommends the City of McFarland City Council introduce and conduct the public hearing the establishment of Utility District # 1.

12. **Vacation of a portion of 4<sup>th</sup> Street.** Open the public hearing and continue it until the November 12, 2015 City Council Meeting.

**Attachment(s):** None

**Recommended Action(s):** Staff recommends continue the public hearing until the November 12, 2015 city council meeting.

**Attachment(s):** Staff report

**Recommended Action(s):**

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

- a. Administration  
Master Grant Budget 2015-2016
- b. Planning Department
- c. Finance Department

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### **ADMINISTRATIVE MATTERS:**

- 14. Quincy Engineering** – Amendment to the agreement with Quincy Engineering for the Project Study Report for the Hanawalt Interchange.

**Attachment(s):** Staff Report,

**Recommendation(s):** Staff recommends city council approve the proposed amendment extending the expiration of the contract from October 1, 2015 to May 31, 2016,

### **Correspondence**

- 15. Christmas Luncheon Invitation**

### **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

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**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 regarding initiation of litigation per Government Code Section 54956.9(d) (4) (1 case). APN 200-070-10.
2. Conference with real property negotiator (city manager) regarding price and terms of payment for real property described as APN 060-030-07.

**ADJOURNMENT**