

**AGENDA
MCFARLAND CITY COUNCIL
MCFARLAND SUCCESSOR AGENCY
MCFARLAND PUBLIC FINANCE AUTHORITY
MCFARLAND IMPROVEMENT AUTHORITY
MCFARLAND PARKING AUTHORITY**

**REGULAR MEETING
CITY COUNCIL CHAMBERS
103 W. SHERWOOD AVE, MCFARLAND, CA**

**February 13, 2020
6:00 PM**

CALL TO ORDER

ROLL CALL:

Mayor/Chairman, Manuel Cantu Jr.
Mayor Pro Tem, Stephen McFarland
Council Member/Board Member, Sally Gonzalez
Council Member/Board Member, Rafael Melendez
Council Member/Board Member, Maria T. Perez

INVOCATION

PLEDGE OF ALLEGIANCE

PRESENTATIONS, INTRODUCTIONS AND AWARDS

None

PUBLIC COMMENT: The public may address the Council/Board Member on items, which do not appear on the agenda. Council/Board Members may respond briefly to statements made or questions posed. They may ask a question for clarification; may refer the item to staff for further study or for placement on a future agenda. Comments are limited to two minutes for each person. Please state your name and address for the record.

CONSENT AGENDA: The Consent Agenda consists of items that in staff's opinion are routine and non-controversial. These items are approved in one motion unless a Council Member/Board Member removes a particular item.

1. Warrant register for \$686,949.68 from January 08, 2020 through February 04, 2020.
2. Payroll register for \$192,733.37 for January 2020.
3. Minutes of regular City Council meeting of January 16, 2020.
4. Appointment of Mr. Ricardo Cano to fill a Planning Commissioner vacancy for a four-year term.
5. Second and final reading of Ordinance No. 004-2019 of the City Council of the City of McFarland Amending Chapter 15.30 "Landscaping Water Conservation".
6. Adopt Revised Resolution No. 2019-034 of the City Council of the City of McFarland Authorizing Application for and Receipt of SB2 Planning Grants Program Funds.

7. Approve an agreement between the City of McFarland and ClearSource Financial Consulting for \$14,400 to develop a comprehensive cost of service analysis for user and regulatory fees.
8. Approve an agreement between the City of McFarland and County of Kern to participate in the Employer Accessible Subsidized Earnings Programs (EASE).
9. Approve an agreement between the City of McFarland and County of Kern to participate in the Employment Preparation Program (EPP).
10. Approve the termination agreement with Public Facilities Investment Corporation (PFIC) for the construction of a new city hall.
11. Accept dedication of Easement for street and public utility purposes from McFarland Unifies School District (APN: 201-070-001) and authorize the City Engineer to record said dedication.
12. Accept the Quickclaim Deed for APN: (Portion) 201-070-01 and authorize the City Manager and/or Mayor to record said Quitclaim Deed.
13. Accept the Notice of Completion for the Garzoli Overlay project and authorize the City Clerk to file the notice with the Kern County Recorder.

Staff recommends approval of the consent agenda items

PUBLIC HEARINGS

14. Public Hearing, Introduction and First Reading of Ordinance No. 001-2020 adding Chapter 17.78 to the Municipal Code relating to a Commercial Residential Mixed Use (CRMU) Zone District.

Staff recommends that the City Council conduct the public hearing and introduce Ordinance No. 001-2020 for first reading by title only. Ordinance reads as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCFARLAND ADDING CHAPTER 17.78 TO THE MCFARLAND MUNICIPAL CODE RELATING TO A COMMERCIAL RESIDENTIAL MIXED USE (CRMU) ZONE DISTRICT.

15. Public Hearing, Introduction and First Reading of Ordinance No. 002-2020 amending Title 17 Zoning Code.

Staff recommends that the City Council conduct the public hearing and introduce Ordinance No. 002-2020 for first reading by title only. Ordinance reads as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCFARLAND AMENDING TITLE 17 ZONING CODE TO ADD CHAPTER 17.82 OF THE MCFARLAND MUNICIPAL CODE ADDING THE HIGHWAY COMMERCIAL (CH) ZONE DISTRICT.

16. Public Hearing, Introduction and First Reading of Ordinance No. 003-2020 amending the official zoning map for the area.

Staff recommends that the City Council conduct the public hearing and introduce Ordinance No. 003-2020 for first reading by title only. Ordinance reads as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCFARLAND RECOMMENDING APPROVAL TO THE CITY OF MCFARLAND CITY COUNCIL OF A PRE-ZONING AMENDMENT BY ADOPTING AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP FOR THE AREA.

DEPARTMENTAL REPORTS

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

ADMINISTRATIVE AGENDA

17. Council consideration of Urgency Ordinance No. 004-2020 and Introduction and First Reading of Ordinance No. 005-2020.

- (a) Staff recommends that the City Council adopt Urgency Ordinance No. 004-2020 adopting Board of Supervisors Ordinance No. G-8866 regarding building codes and building regulations.
- (b) Staff recommends that the City Council introduce Ordinance No. 005-2020 for first reading by title only. Ordinance reads as follows:

An Ordinance of the City Council of the City of McFarland Adopting Ordinance No. G-886 of the Board of Supervisors of the County of Kern, State of California Amending Chapters 17.04, 17.06, 17.08, 17.10, 17.12, 17.16, 17.20, 17.24, 17.26, 17.28, 17.32, 17.34, 17.36, 17.40, 17.44, 17.48, and 17.56 of Title 17 of the Ordinance Code of the County of Kern Concerning Building Regulations, Residential Code, Building Code, Green Building Standards Code, Mechanical Code, Housing Code, Plumbing Code, Electrical Code, SEISMIC Strengthening, Provisions for Unreinforced Masonary Bearing Wall Buildings, Grading Code, Fire Code, Wildland Urban Interface Code, Dangerous Buildings Code, Building Relocation, Mobile Home and Accessory Structures, Flood Plain Management Code, and Energy Code and Amending Section 1 of Ordinance Nos. 061-2016 and 062-2016 of the City of McFarland and McFarland Municipal Code Section 15.04.160.

18. Adopt Resolution No. 2020-006 and Introduction and First Reading of Ordinance No. 006-2020.

- (a) Staff recommends that the City Council adopt Resolution No. 2020-006 adopting a written policy for discontinuance of residential water service.
- (b) Staff recommends that the City Council introduce Ordinance No. 006-2020 for first reading by title only. Ordinance reads as follows:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MCFARLAND AMENDING TITLE 13 (PUBLIC SERVICES) OF THE MCFARLAND MUNICIPAL CODE TO ADD A CHAPTER 13.06 REGARDING WATER SERVICE DISCONTINUATION.

19. Council consideration of an agreement with The Lew Edwards Group for strategic consulting, planning, communications and engagement services related to customer satisfaction and an agreement with Fairbank, Maslin, Maulin, Metz and Associates (FM3) to conduct a community survey to be used by The Lew Edwards Group.

Staff recommends that the City Council approve the agreement with The Lew Edwards Group and Fairbank, Maslin, Maulin, Metz and Associates (FM3) and authorize Mayor to execute the agreements.

REPORTS FROM CITY COUNCIL ON COMMITTEE/SPECIAL DISTRICT MEETINGS

- a. Delano Mosquito Abatement District (DMAD) – Council Member Rafael Melendez
- b. Kern Council of Governments (KCOG) – Mayor Manuel Cantu Jr. or Alternate Mayor Pro Tem Stephen McFarland
- c. McFarland Tri-Agency Partners (MTAP) – Mayor Manuel Cantu Jr. or Alternate Council Member Maria Perez
- d. Kern Economic Development Corp. (KEDC) – Mayor Manuel Cantu
- e. Kern County Association of Cities (KCAC)
- f. Poso Creek IRWMP – Council Member Rafael Melendez

COUNCIL STATEMENTS AND REPORTS

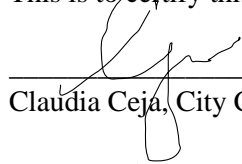
On their own initiative, Council Members may make a brief announcement or a brief report on their own activities. In addition, Council Members may ask a question of staff or the public for clarification on any matter, provide a reference to staff or other resources for information. Alternatively, request staff to report 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 January 16, 2020 closed session minutes.
2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
Per Paragraph (1) of subdivision (d) of 54956.9: McFarland v. Community Works Design Group.
3. CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION
Significant exposure to litigation pursuant to paragraph (2) of subdivision (d) and paragraph (1) and (4) of subdivision (e) of Section 54956.9: one potential case.

ADJOURNMENT

This is to certify this agenda was posted at McFarland City Hall on February 7, 2020.



Claudia Ceja, City Clerk

Next Meeting: Regular City Council Meeting February 27, 2020.

The City of McFarland does not discriminate on the basis of disability and complies with the provisions of the Americans with Disabilities Act (ADA). If you need special assistance to participate in this meeting, please contact the City Clerk's Office at (661) 792-3091 at least one business day prior to the meeting to make reasonable arrangements to ensure accessibility to this meeting.