



336 Pacific Avenue • Shafter, CA 93263

AGENDA

REGULAR MEETING SHAFTER CITY COUNCIL TUESDAY, JULY 17, 2007

CALL TO ORDER: 7:00 p.m.

PLEDGE OF ALLEGIANCE: Mayor pro tem Florez

INVOCATION: Council Member Johnston

ROLL CALL: Mayor Prout
Mayor pro tem Florez
Council Member Colvard
Council Member Johnston
Council Member Nelson

APPROVAL OF AGENDA:

PUBLIC COMMENT:

THIS PORTION OF THE MEETING IS RESERVED FOR PERSONS WANTING TO ADDRESS THE COUNCIL ON ANY MATTER NOT ON THIS AGENDA AND OVER WHICH THE COUNCIL HAS JURISDICTION. SPEAKERS ARE LIMITED TO FIVE MINUTES. PLEASE STATE YOUR NAME AND ADDRESS FOR THE RECORD BEFORE MAKING YOUR PRESENTATION. THE COUNCIL MAY TAKE ACTION TO DIRECT THE STAFF TO PLACE A MATTER OF BUSINESS ON A FUTURE AGENDA.

PRESENTATIONS:

1. Proclamation proclaiming July 29-August 4, 2007 as Childhood Cancer Awareness Week.
2. Proclamation proclaiming July 15-21, 2007 as Probation, Parole & Community Supervision Week

CONSENT CALENDAR:

All items on the consent calendar are considered to be routine and non-controversial by City staff and will be approved by one motion if no member of the 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 calendar and will be considered in the listed sequence with an opportunity for any member of the public to address the Council concerning the item before action is taken.

- A. Approval of Payroll and General Checks
- B. Approval of Minutes June 19, 2007
- C. Claim for Damages / Alexander Thompson

PUBLIC HEARINGS:

SHOULD ANYONE CHALLENGE ANY PROPOSED ACTION WHICH IS THE SUBJECT OF A PUBLIC HEARING LISTED ON THIS AGENDA OR OTHERWISE, THAT PERSON MAY BE LIMITED TO RAISING THOSE ISSUES ADDRESSED AT THE PUBLIC HEARING, OR IN WRITTEN CORRESPONDENCE DELIVERED TO THE CITY COUNCIL AT OR PRIOR TO THIS PUBLIC HEARING.

1. **Zone Change No. 07-50; Tentative Tract No. 7072 located on the east side of Beech Avenue between East Tulare Avenue and State Avenue:**(a) a proposal to amend the zoning on an approximate 20 acre area located on the east side of Beech Avenue between East Tulare Avenue and State Avenue from R-1 (Low Density Residential) to PUD (Planned Unit Development) to allow the development of a gated senior community with recreational facilities including a recreation hall, indoor swimming pool, game courts, and a putting green, and (b) a proposal to subdivide an approximate 40 acre portion of an 80-acre parcel into (1) 46 single-family residential lots ranging from 8,090 square-feet to 14,458 square-feet and a sump lot within the existing R-1 zoned area, and; (2) 90 single-family residential lots ranging from 5,100 square-feet to 9,583 square-feet, a recreation lot including a recreation hall, indoor swimming pool, game courts, and a putting green, a private street lot, and four landscape lots within the proposed PUD zoned area, and; (3) an approximate 37 acre designated remainder.
(City Manager Guinn)

Introduce Ordinance No. 07-608 for first reading.
Adopt Resolution No. 07-1936

2. **General Plan Amendment No. 06-19; Zone Change No. 06-45; Tentative Tract No. 6613 located on the south side of Los Angeles Street, approximately 1/3 mile east of Shafter Avenue:** (a) an amendment to the General Plan of the City of Shafter changing the land use map designation from RC (Rural Community) to LVR (Low-Density Residential) on 20.03 acres of land, and; (b) a proposal to change the zoning from E (Estate – Large Lot) to E (Estate) on 20.03 acres of land, and; (c) a request to subdivide a 20.03 acre parcel into 36 single-family residential lots ranging in size from 13,500 square feet to 22,000 square feet, located south of Los Angeles Street, approximately 1/3 mile east of Shafter Avenue. (City Manager Guinn)

Adopt Resolution No. 07-1934
Introduce Ordinance No. 07-706 for first reading
Adopt Resolution No. 07-1935

3. **General Plan Amendment No. 06-18/Zone Change No. 06-44; Gateway Estates Specific Plan No. 06-5 on approximately 3320 acres located on the north side of Lerdo Highway between Cherry Avenue and Golds Avenue:** recommendation to refer back to staff and re-advertise for public hearing. (City Manager Guinn)

4. **A Development Agreement between the City of Shafter and Lenox Homes for Tentative Tract no. 6777::** proposed for the completion of Tentative Tract Map No. 6777. The approved tentative tract map contains 139 residential lots on 40.24 acres. The purpose of the development agreement is to address minimum dwelling unit size requirements, park fees, traffic fees, other fees and requirements established by the City of Shafter. The project site is located at the southeast corner of Shafter Avenue and Los Angeles Street.
(City Manager Guinn)

Introduce Ordinance No. 07-609 for first reading.

5. **Conduit Financing for California Paper Products LLC or Its Affiliates:** a proposed issuance by the California Municipal Finance Authority, a joint exercise of powers authority and public entity of the State of California, in an amount not to exceed \$13,000,000 of taxable and tax-exempt revenue bonds to finance cost of acquisition, construction, improvement and equipping of a paper manufacturing facility located at 5901 Zerker Road, Shafter: recommendation to adopt Resolution No. 07-1933
(City Manager Guinn)

6. **Formation of Landscape and Lighting Assessment District No. LL002-2007 and Levying the First Annual Assessment (Tract 6777 - Lenox Homes) located at the southeast corner of Los Angeles Avenue and Shafter Avenue:** recommendation to adopt Resolution No. 07-1939. (City Manager Guinn)

7. **Resolution ordering Preparation and Filing of Report regarding Annual Levy of Assessments within existing Landscaping and Lighting Districts for Fiscal Year 2007-2008:** recommendation to adopt Resolution No. 07-1940.
(City Manager Guinn)

COUNCIL ANNOUNCEMENTS AND REPORTS:

On their own initiative, Council Members may make a brief announcement or a brief report on their own activities. Council Members may ask a question for clarification, make a referral to staff or take action to have staff place a matter of business on a future agenda. No formal action by the Council will be taken unless an item is identified on the Agenda.

CITY MANAGER COMMENTS AND REPORTS:

MANAGEMENT REPORTS:

1. **Agreement between the City of Shafter and the County of Kern for Fire Services:** recommendation to authorize Mayor and City Manager to execute agreement. (City Manager Guinn)
2. **Agreement with the County of Kern to Collect Special Assessments and Taxes:** recommendation to approve agreement and authorize the City Manager to execute. (City Manager Guinn)
3. **Section 5311 Funds:** recommendation to adopt Resolution No. 07-1928 authorizing execution of agreement to file an application for federal assistance for funding the purchase of two handicapped accessible transit vans. (City Manager Guinn)
4. **Termination of Development Agreement / Alfa Leisure, Inc.:** recommendation to approve Termination of Development Agreement between the City of Shafter and Alfa Leisure, Inc. and authorize the City Manager to execute. (City Manager Guinn)
5. **Voting Delegate - League of California Cities Annual Conference:** recommendation to appoint a voting delegate and two alternates for the Annual League of California Cities Conference. (City Manager Guinn)
6. **Annual Adoption of the Investment Policy for the City of Shafter for Fiscal Year 2007-2008.** (City Manager Guinn)
7. **Legal Services Billing Rates:** recommendation to authorize the City Manager to execute Agreement for proposed fee increase. (City Manager Guinn)
8. **Authorization to Commence Permitting Process to Merge with Bishop Acres Water System:** recommendation to commence proceedings for a merger. (City Manager Guinn)
9. **Approve Service Agreement with Revive Recycling for City Hall and CCF Office Recycling Program:** recommendation to authorize City Manager to execute Agreement. (City Manager Guinn)
10. **Authorization to approve Agreement for completion of Public Improvements for Tract 6777 (Lenox Homes):** (City Manager Guinn)

11. **Authorization to enter into a Construction Agreement for Street Improvements on the east half of Mannel Avenue from Fresno Avenue to the north property line of Shafter High School:** (City Manager Guinn)
12. **Authorization to record Final Map for Tract 6777 (Lenox Homes) located at the southeast corner of Los Angeles Avenue and Shafter Avenue.** (City Manager Guinn)
13. **Resolution approving the Exchange of Property Tax Revenues with the County of Kern for City of Shafter Annexation No. 81 (LAFCO Proceeding No. 1507):** adopt Resolution No. 07-1937. (City Manager Guinn)
14. **Project Update / Homeland Security Responder Grant - Communications Tower.** (City Manager Guinn)
15. **Updated Curfew Ordinance:** introduce Ordinance No. 07-605 amending Chapter 9.24 of the Shafter Municipal Code for first reading. (City Manager Guinn)
16. **Updated Animal Control Ordinance:** introduce Ordinance No. 07-606 amending Chapters 6.04 and 6.08 of the Shafter Municipal Code for first reading. (City Manager Guinn)
17. **Information Bulletin 07-11**
Investment Report - May 2007

ORDINANCE:

Council introduce Ordinance No. 07-603 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHAFTER BY APPROVING ZONE CHANGE NO. 07-49 for second reading and adoption by title only and waive reading.

Zone Change No. 07-49: a proposal to change the zoning on 1.28 acres located along the west side of Central Valley Hwy., north of Voth Lane, from CF (Community Facilities) to GC (General Commercial), consistent with the existing Commercial/Professional Office land use designation of the City of Shafter General Plan. (City Manager Guinn)

CLOSED SESSION:

1. Conference with Legal Counsel - Anticipated Litigation (1 case)
Subdivision (b) of Government Code Section 54956.9

ADJOURNMENT:

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PLEASE NOTE: Should anyone challenge any proposed development entitlement listed on this Agenda in court, that person may be limited to raising those issues addressed at the public hearing described in this notice, or in written correspondence delivered to the City Council at or prior to this public hearing.

In compliance with the AMERICANS WITH DISABILITIES ACT, if you need special assistance to participate in a City Council Meeting, please contact the City Manager's Office at (661) 746-5000 at least three (3) days before the meeting or time when special services are needed. This notification will help City staff in making reasonable arrangements to provide you with access to the meeting.

This is to certify that this Agenda notice was posted at City Hall and the Police Department by 5:00 p.m., July 12, 007. Further information regarding this Agenda notice is available at City Hall, 336 Pacific Avenue, Shafter, California
Dolores Robinson S/S, City Clerk