



336 Pacific Avenue • Shafter, CA 93263

AGENDA

REGULAR MEETING SHAFTER CITY COUNCIL TUESDAY, MARCH 7, 2006

CALL TO ORDER : 7:00 p.m.

PLEDGE OF ALLEGIANCE: Council Member Colvard

INVOCATION: Council Member Garry Nelson

ROLL CALL: Mayor Florez
Mayor pro tem Prout
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.

PRESENTATION:

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

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. **Tentative Tract No. 6704:** The project is a proposal to subdivide 40 acres into a 102 buildable lot subdivision. The proposed lot sizes range from 10,817 square feet to about 15,524 square feet. The project site is located at the northeast corner of Beech Avenue and Fresno Avenue. The general plan designation and zoning on the site is VLR (Very-Low Density Residential) and E (Estate Residential). (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. **Request for Policy for Prevention of Fraud:** (City Manager Guinn)
2. **Shafter Community Park - Phase I:** Acceptance of Improvements (City Manager Guinn)
3. **City owned Residential Tract, 13 lots located North fo the New Community Park:** Award engineering contract to Dewalt Corporation (City Manager Guinn)
4. **Information Bulletin No. 06-03**
Investment Report - January 2006

ORDINANCE:

Ordinance No. 06-576, entitled an ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHAFTER ADOPTING CHANGES TO CHAPTER 4, TABLE 4B OF THE SHAFTER ZONING ORDINANCE (ZONE CHANGE NO. 06-36) FOR THE ENTIRE CITY for second reading and adoption by title only and waive reading. (City Manager Guinn)

Ordinance No. 06-577, entitled an ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHAFTER APPROVING DEVELOPMENT AGREEMENT NO. 06-03, AS SET FORTH IN EXHIBIT "1" for second reading and adoption by title only and waive reading. (City Manager Guinn)

Ordinance No. 06-578, entitled an ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHAFTER APPROVING DEVELOPMENT AGREEMENT NO. 06-02 AS SET FORTH IN EXHIBIT "1" OF THIS ORDINANCE for second reading and adoption by title only and waive reading. (City Manager Guinn)

Ordinance No. 06-579, entitled an ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SHAFTER APPROVING DEVELOPMENT AGREEMENT NO. 06-01 AS SET FORTH IN EXHIBIT "1" OF THIS ORDINANCE for second reading and adoption by title only and waive reading. (City Manager Guinn)

CLOSED SESSION:

- ▶ Closed Session pursuant to Government Code Section 54956.9 (b)
Conference with Legal Counsel - Anticipated Litigation (2potential cases)

- ▶ Conference with Real Property Negotiators
Property Owner: Andrew Russell
Property Location: APN 027-240-02-001, 027-240-06-00-3, 027-240-07-00-6,
027-240-15-00-9, 027-240-16-00-2
Property Negotiator: John Guinn, Executive Director
Under Negotiation: Provide instructions to negotiator regarding price and terms.

- ▶ Conference with Real Property Negotiators
Property Owner: City of Shafter/Wastewater Treatment Plan
Property Location: APN 090-211-04
Property Negotiator: John Guinn, Executive Director
Under Negotiation: Provide instructions to negotiator regarding price and terms.

CONTINUED GENERAL SESSION:

ADJOURNMENT:

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) 746-6365 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., March 2, 2006. Further information regarding this Agenda notice is available at City Hall, 336 Pacific Avenue, Shafter, California
Marilyn Bergman S/S, Deputy City Clerk