

**PRESENT:** Councilmembers Mendoza, Ortiz, G. Gonzalez Jr., Martinez & Ray

**OTHERS:** Lara, Waters, Marquez, Zacarias & Farley

**ABSENT:** Ortiz & Gonzalez Jr.

**FLAG SALUTE**

**PUBLIC COMMENTS** – None

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

Request Approval of the Consent Calendar Action Items (IV. A-G)

- A. Action: Approval of Minutes of the regular meeting held on February 9, 2015
- B. Action: Approval of Warrants
- C. Action: Adoption of Resolution: Approval of Salary Ranges and Compensation Plan for City of Woodlake Unrepresented Employees
- D. Action: Adoption of Resolution: Approval of Salary Ranges and Compensation Plan for City of Woodlake Management/Department Heads
- E. Action: Adoption of Resolution: Approval of the Memorandum of Understanding Between the Woodlake Police Officers' Association and the City of Woodlake
- F. Action: Adoption of Resolution: Requesting the Use of State Route 245 and/or State Route 216, for the Woodlake Unified School District, Woodlake Valley Chamber of Commerce, Kiwanis of Woodlake, Woodlake Lions Club, Woodlake Rotary and the Homegrown Project Events
- G. Action: Adoption of Resolution: Amendment of Personnel Policy Rule No 29.5, Drug and Alcohol Testing Policy

**ON A MOTION BY MARTINEZ, SECOND BY RAY IT WAS VOTED TO APPROVE THE CONSENT CALENDAR. APPROVED UNANIMOUSLY.**

V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Discuss and Receive Comments Related to the Proposed Amendment to the 12-CDBG-8423 Standard Agreement Which will Add Supplemental Activities to be Undertaken with Community Development Block Grant (CDBG) Program Income (PI) Funds

**Public Hearing**

City Administrator Lara reported the following: The purpose of this public hearing is to give citizens an opportunity to make their comments known regarding what types of eligible activities the City of Woodlake should add as supplemental activities. A separate public hearing will be held to discuss and approve the supplemental activities prior to submittal to the State.

**Public Hearing Opened 6:33 PM**

Lino Moran, 612 N. Palm, Woodlake – asked how the funds will be used if no citizen makes a recommendation. City Administrator Lara stated that City staff would make the recommendations to the State.

**Public Hearing Closed 6:35 PM**

**ON A MOTION BY RAY, SECOND BY MARTINEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND DISCUSS AND RECEIVE COMMENTS RELATED TO THE PROPOSED AMENDMENT TO THE 12-CDBG-8423 STANDARD AGREEMENT. APPROVED UNANIMOUSLY.**

- B. Action: Adoption of Proclamation: Recognize the Week of March 2, 2015 thru March 6, 2015 as the National Education Association's Read Across America

Drew Sorensen, Superintendent of Woodlake Schools reported the following: the schools have used this event to target the 0-5 age group and encourage them to read more. Castle Rock School will host a Dr. Seuss reading day and Mr. Sorensen has invited Council to read to a classroom and inspire the children to read more. In the past we have had readers from both Fire and Police personnel and hopes to see them again. Mayor Mendoza stated he has volunteered to read in the past and it has always been very rewarding. He is sorry he will miss this year.

**ON A MOTION BY MARTINEZ, SECOND BY RAY IT WAS VOTED TO ADOPT THE PROCLAMATION AND RECOGNIZE MARCH 2, 2015 THRU MARCH 6, 2015 AS READ ACROSS AMERICA WEEK. APPROVED UNANIMOUSLY.**

- C. Action: Adoption of Resolution: Uphold the Woodlake Planning Commission's Recommendation on Annexation 14-01, General Plan Amendment 14-01 and Zoning Ordinance Amendment 14-01

**Public Hearing**

City Planner Collins reported the following in regards to Annexation 14-01: the Woodlake Planning Commission held a public hearing on the above applications at their 12-18-14 meeting. The Commission took public testimony both for and against. Most of the public comments centered on "how can they use their property going forward?" and "will anything change when I'm annexed into the city?" Staff responded by indicating that most of the 46.76 acres will be zoned to the RA district. This permits large-lot residential lots as well as limited livestock use. Staff also explained that being inside the city limits instead of being the county did not have any effect on their property taxes; however, it did permit persons to connect to the city's sewer and water systems, if needed. Further, all land use requests would be processed through the city rather than the county.

The subject territory is located in the southeast quadrant of the City of Woodlake. The subject properties are located on the south side of State Highway 216 generally situated between the southerly extension of Castle Rock Street and St. Johns Street (Road 220).

The subject territory is situated on the east side of Woodlake just north of Bravo Lake. The APNs for the subject territories are APNs 061-070-008; 061-070-034, 033, 011, 027, and 028; 061-070-013; and a portion of the abandoned Visalia Railroad right-of-way.

The proposed annexation will add city-owned land into the Woodlake city limits. A segment of an abandoned railroad right-of-way (old Visalia Electric Railroad) and a recently purchased citrus grove (14.9 acres) are both owned by the City and are outside the city limits. This annexation will resolve this condition.

Conversation with LAFCO officials resulted in staff sending out two survey forms to persons in Wells Tract (a disadvantaged community), one to property owners and one to registered voters. The forms were in Spanish and English. The surveys were seeking the interest of person's wishing to annex into the City of Woodlake. The results of the property owner's survey are attached to this report. The registered voter's survey had not been returned as of the date of this report. The property owner's survey indicated that a majority of property owners did not have an interest in annexing into the City. Once the land is annexed into the city, services will be provided to the territory by the City of Woodlake. In addition, persons will be permitted to connect to city sewer and water subject to paying a connection fee, and connecting to the line consistent with the city's improvement standards.

City Planner Collins reported the following regarding General Plan Amendment 14-01: the City wishes to amend its general plan to redesignate the subject territory from the service commercial designation to the very low density residential, neighborhood commercial, agriculture and open space designations. The neighborhood commercial designation would be applied to the small grocery store that exists on the west end of the subject territory. The railroad right-of-way, which contain a portion of the Bravo Lake Botanical Garden, will be designated O (open space), and the city-owned citrus grove will be designated A (agriculture). The balance of the subject territory encompasses five parcels, containing 26.56 acres, will be designated very low density residential. This land use designation is generally consistent with the existing land use just north of the subject property. Staff feels that the service commercial designation currently applied to the subject territory would generate a number of unsightly uses that would line Woodlake's eastern entryway. Furthermore, potential service commercial uses could conflict with the existing residential uses on the north side of State Highway 216.

City Planner Collins reported the following regarding Zoning Ordinance Amendment 14-01: the City wishes to amend its zoning ordinance to reclassify the subject property from the county's A-1 (agriculture, 5-acre minimum) zone district to Woodlake's CN (neighborhood commercial), RA (rural residential), A (agricultural) and O (open space) districts (see Exhibit C, Zoning Ordinance Amendment 14-01). The CN district would be applied to property that currently contains a small neighborhood store that has existed at the current location for over 40 years. The RA district would be applied to five parcels, containing 26.56 acres. Three of the parcels contain single-family residences; two of the parcels are vacant and free of structures. Potentially, these parcels could be divided into smaller rural residential parcels; however, they would be required to connect to city sewer and water. Further, they may have to install on-site roadway improvements depending upon the number of home sites being proposed. The two city-owned parcels - the 4.94 acres of railroad right-of-way and the 14.9-acre citrus grove - will be used open space uses. The railroad right-of-way is part of the Bravo Lake Botanical Garden and the citrus grove will be integrated into the Garden as a working farm. The railroad right-of-way will be zoned O (open space) while the recently purchased citrus grove will be zoned A (agriculture).

**Public Hearing Opened 6:46 PM**

George Jauregui spoke on behalf of his Mother-in-Law, Alice Flores, 1171

E. Naranjo, Woodlake – Mr. Jauregui reported they have some concerns regarding the annexation. His family wants to know why the annexation and what plans do the city has for this property in the future. Will the City allow low income housing to be built on this property? Will the City pursue eminent domain? City Planner Collins stated the City has no plans to acquire land by eminent domain. The reason for the annexation is to be more consistent with surrounding property and make it all CS zoning. City Attorney Farley stated the City has the power granted to them by the constitution to acquire the land by eminent domain but the City must show this is being done for public use. Mr. Jauregui asked what the process would be if someone wanted to construct housing on this property. City Planner Collins stated there would be an application to complete by the interested party and more public hearings would follow before anything is approved.

Bill Lewis, 342 N. Acacia, Woodlake – Mr. Lewis asked how the annexation would benefit the City. City Planner Collins stated the land use would be controlled by the City. Mr. Lewis then asked who requested the survey of the annexation. City Planner Collins stated LAFCO. Mr. Lewis stated that in 1996 the County wanted to give Wells Tract to the City but at the time the City declined the offer. He recommended to Council to not take Wells Tract. Mr. Lewis reminded Council that the approval of the Zoning Amendment should be based on ideas of the future not status quo.

**Public Hearing Closed 6:59 PM**

**ON A MOTION BY MARTINEZ, SECOND BY RAY IT WAS VOTED TO UPHOLD THE WOODLAKE PLANNING COMMISSION'S RECOMMENDATION ON ANNEXATION 14-01, GENERAL PLAN AMENDMENT 14-01 AND ZONING ORDINANCE AMENDMENT 14-01. APPROVED UNANIMOUSLY.**

- D. Action: Adoption of Resolution: Approval of the Grant Deed and Right of Way Agreement for the Property with APN 061-160-021 (Mariscal) as Associated with the Construction of the City of Woodlake Plaza Project City Administrator Lara reported the following: the City has acquired four of the five necessary properties to complete the Plaza Project. The fourth property is the Mariscal Property with APN 061-160-021. The property appraised for sixty thousand dollars. Unfortunately, the property has an outstanding note that is more than its appraised value. The owners of the property have signed a Right of Entry Form as presented by the City of Woodlake. This allows the City to enter their property for the purpose of constructing the plaza, but does not serve as a waiver in any way for their right of compensation. The City's real estate agent Hamner, Jewell & Associates will work with the lender that is carrying the note on a short sale to attempt to acquire the property at appraised value. If the lender does not agree on a short sale then the property owner will have to engage the City to negotiate any amount over appraised value. Councilmember Martinez asked if the owners are aware of the circumstances. City Administrator Lara stated yes and the owners will agree to a short sale if necessary.

**ON A MOTION BY RAY, SECOND BY MARTINEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE GRANT DEED AND RIGTH OF WAY AGREEMENT FOR**

**THE PROPERTY WITH APN 061-160-021 (MARISCAL).  
APPROVED UNANIMOUSLY.**

- E. Action: Adoption of Resolution: Approval to Appoint a Member to the San Joaquin Valley Air Pollution Control District.  
City Clerk Zacarias reported the following: a nomination must be made to the SJVAPCD. Two interested Councilmembers have submitted applications. The applicants are Mayor Rudy Mendoza and City of Porterville Councilmember Virginia Gurrola.  
**ON A MOTION BY MARTINEZ, SECOND BY RAY IT WAS VOTED TO NOMINATE MAYOR RUDY MENDOZA TO THE SJVAPCD. APPROVED UNANIMOUSLY.**

VI. OTHER BUSINESS

A. Information: Items from Staff

City Administrator Lara – reported Prop. 218 notices will go out with the water bills this month regarding the public hearing on April 13<sup>th</sup>. Stage 4 notices will also go out with the water bills. Staff is currently working on Stage 5 to add to the Municipal Code.  
Chief Marquez – reported on March 7<sup>th</sup> Lieutenant Jose Aguayo will be honored as the Officer of the Year at the Knights of Columbus event. The event will be held in Exeter and tickets are available for purchase here at City Hall. Police staff is still working on homicide from earlier in the month. Mayor Mendoza asked the Sheriff in the audience to introduce himself. Lieutenant Gary Hunt, representative from the Tulare County Sheriff's office stated he attends the Council meetings to stay connected with the community and to also show there is a great relationship with the Woodlake Police Department and the Tulare County Sheriff's Department.

B. Information: Items from Council Members

Councilmember Martinez – asked if once the smart meters are installed, can a resident self-check their usage for the month. City Administrator Lara stated no, but the resident can call City Hall and request usage reading.

Mayor Mendoza – reported he had attended a Kaweah Basin meeting. It was discussed that a consultant from Sacramento will be hired to direct how to manage water. Lawmakers must have a plan by 2040. This will impact everyone, city and county. He also attended a meeting with Councilmember Ortiz for the League of California Cities. The meeting was held in Reedley and the discussion was on Prop. 47 and with this new law, it's good to know we have a great relationship with our local law enforcement.

C. Request from Council Members for Future Agenda Items

VII. CLOSED SESSION

NOTICE TO THE PUBLIC

As provided in the Ralph M. Brown Act, Government Code sections 54950 et seq., the Governing Board may meet in closed session with members of its staff and its attorneys. These sessions are not open to the public and may not be attended by members of the public. The matters the Council will meet on in closed session are identified below or are those matters appropriately identified in open session as requiring immediate attention and arising after the posting of the agenda. Any public reports of action taken in the closed session will be made in accordance with Government Code sections 54957.1

VIII. ADJOURN

The next scheduled City Council meeting will be held on Monday, March 9, 2015 at 6:30 p.m. at City Council Chambers located at 350 North Valencia Boulevard, Woodlake, CA 93286.

City Council:

Rudy Mendoza - Mayor

Frances Ortiz - Vice Mayor

Chuck Ray - Councilmember

Greg Gonzalez Jr. - Councilmember

Jose L. Martinez - Councilmember

Meeting adjourned at 7:15 p.m.

Submitted by,

Irene Zacarias

City Clerk