

PRESENT: Councilmembers Mendoza, Martinez, G. Gonzalez. Lopez & Ortiz

OTHERS: Lara, Waters, Diaz, Marquez and Zacarias

ABSENT:

FLAG SALUTE

PUBLIC COMMENT – None

Chief Marquez introduced the newest member of the Police Department, Meeka, who is a K-9 Officer. Meeka has completed the necessary training and will be on duty with Officer Clinton. City Clerk Zacarias administered the oath to K-9 Officer Meeka.

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

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

- A. Action: Approval of Minutes of the regular meeting held on November 9, 2015
- B. Action: Approval of Warrants
- C. Action: Adoption of Resolution: Monthly Report of Investments
- D. Action: Adoption of Resolution: Approval of the Agreements Between Wendall Reed and the City of Woodlake for the Structure at 816 S. Valencia Blvd. Woodlake, CA 93286
- E. Adoption of Resolution: Continuation of the Proclamation of the Existence of a Local Drought Emergency for the City of Woodlake
- F. Adoption of Resolution: Reaffirm the Approval of Emergency Expenditures for the Development and Implementation of the City of Woodlake Well Project

**ON A MOTION BY G. GONZALEZ JR., SECOND BY LOPEZ,
IT WAS VOTED TO APPROVE THE CONSENT
CALENDAR. APPROVED UNANIMOUSLY.**

V. ACTION/DISCUSSION ITEMS

- A. Public Hearing: City of Woodlake Housing Element Presentation
PowerPoint presentation was given by David Duda, representative from 4Creeks Inc. (see attached). Councilmember Ortiz wanted to know how 4Creeks conducts their outreach. Mr. Duda stated they have placed information on the City website, the library and have also mailed out information. Mayor Mendoza announced the meeting was now open for public comment.

PUBLIC COMMENT OPEN 6:51 PM

Chuck Mann, a resident of Woodlake asked if the new units were going to be homes or apartments. Mr. Duda stated it could be either.

PUBLIC COMMENT CLOSED 6:52 PM

Councilmember Martinez asked if the new housing was only for low income. City Employee Waters stated it would be a mixture of low and high income.

- B. Action: Adoption of Resolution: Receive Public Comments, Waive 1st Reading, and Set 2nd Reading Date of Ordinances Amending or Adding

Chapter 1.11, Chapter 1.13, Chapter 8.50, Chapter 8.51 and Chapter 13.13 of the Woodlake Municipal Code

City Employee Waters reported the following: city staff is introducing drafts for the following ordinances:

Chapter 1.11 Administrative Fines – the provisions of this ordinance are intended to provide a process by which the City of Woodlake can fairly and promptly enforce its ordinances. The City Council finds that there is a need for an alternative method to enforce provisions of its ordinances, as amended from time to time. The City Council further finds that the assessment of civil fines and penalties through an administrative hearing procedure for code violations in accordance with Government Code section 53069.4 is a necessary, alternative method of ordinance enforcement.

Chapter 1.13 Administrative Appeals – the provisions of this ordinance are intended to provide a process by which the City of Woodlake can fairly and promptly process appeals of administrative decisions.

Chapter 8.50 Medical Marijuana – the City of Woodlake is proposing to enact restriction on medical marijuana dispensaries, mobile dispensaries, cooperatives, collectives and cultivation.

Chapter 8.51 Mobile Marijuana Dispensaries – the City of Woodlake is proposing to prohibit mobile marijuana dispensaries.

Chapter 13.13 Model Water Efficient Landscape Ordinance – the City of Woodlake is proposing to add an ordinance that promotes the values and benefits of landscaping practices that integrate and transcend the conservation and efficient use of water.

City Attorney Diaz stated the Water Efficient Landscape ordinance was put in place by the state in 2010 and has since been updated and codified and is only tied to new development. Mayor Mendoza asked if existing homeowners will be grandfathered into the ordinance rules. City Attorney Diaz stated yes. City Attorney Diaz stated the changes for the Medical Marijuana ordinance would be to have a complete ban on marijuana in the city limits. Mayor Mendoza stated he is in favor of having a complete ban on medical marijuana. City Attorney Diaz asked city staff to make the necessary changes to the ordinances and continue on with the 2nd reading. Mayor Mendoza asked if any other city has a complete ban on medical marijuana. City Attorney Diaz reported that Farmersville and Visalia have a complete ban. He recommended the Medical Marijuana and Mobile Marijuana Dispensaries be taken before the Planning Commissioners for a zoning clarification and after amendments are done, bring back on February 11, 2016 for a 1st reading. The Administrative Fines, Administrative Appeals and Model Water Efficient Landscape ordinances were ok to set for a 2nd reading on January 11, 2016.

ON A MOTION BY ORTIZ, SECOND BY G. GONZALEZ JR. IT WAS VOTED TO SET EACH READING DATE FOR AMENDMENTS AND ADDITIONS ON CHAPTERS 1.11, 1.13, 8.50, 8.51 AND 13.13. APPROVED UNANIMOUSLY.

- C. Action: Adoption of Resolution: Waive 2nd Reading and Adopt Ordinances Amending or Adding Chapter 9.20, Chapter 5.33, Chapter 13.04, Chapter 9.08, Chapter 10.19 and Chapter 17.74 of the Woodlake Municipal Code

Mayor Mendoza reported if there were no questions regarding the ordinances, he would ask Council to move for a motion.

ON A MOTION BY G. GONZALEZ JR., SECOND BY MARTINEZ IT WAS VOTED TO WAIVE THE 2ND READING AND ADOPT ORDINANCES AMENDING OR ADDING CHAPTER 9.20,

CHAPTER 5.33, CHAPTER 13.04, CHAPTER 9.08, CHAPTER 10.19 AND CHAPTER 17.74 OF THE WOODLAKE MUNICIPAL CODE. APPROVED UNANIMOUSLY.

- D. Action: Adoption of Resolution: Award the Woodlake Airport ALP and PMMP Project to Wadell Engineering

City Employee Waters reported the following: the City of Woodlake released an RFQ to consultants to prepare an Airport Layout Plan and a Pavement Maintenance/Management Program. Both of these documents are required before the City can begin to use additional grant funding for maintenance and construction projects at the Woodlake Airport. Staff received two proposals from qualified consultants: Wadell Engineering and Coffman Associates. Based on the City's approved scoring criteria, staff recommends that Council approve staff to enter into contract negotiations with Wadell Engineering.

ON A MOTION BY MARTINEZ, SECOND BY LOPEZ IT WAS VOTED TO AWARD THE WOODLAKE AIRPORT ALP AND PMMP PROJECT TO WADELL ENGINEERING. APPROVED UNANIMOUSLY.

MEETING MOVED TO CLOSED SESSION AT 7:15 PM

VII. CLOSED SESSION

1. **PENDING LITIGATION** (Government Code § 54956.9). It is the intention of this governing body to meet in closed-session concerning:

Conference with legal counsel – ANTICIPATED LITIGATION (Government Code § 54956.9(d)).

Significant exposure to litigation (Government Code § 54956.9(d)(2)).

Number of potential cases is: 3 .

Facts and circumstances clearly known to potential plaintiff (if any) that might result in litigation (Government Code § 54956.9(e)(2)) :

MEETING RECONVENED AT 8:00 PM

Mayor Mendoza stated there was nothing to report and no action was taken.

Before Council continued with Item IV.E, Mayor Mendoza asked the deputy in the audience to introduce himself. Deputy Alvarez has been with the sheriff's office for 3 years. He is a graduate of Woodlake High School and is happy to visit when he can.

- E. Action: Adoption of Resolution: Authorize Staff to Put Out to Bid the Construction of the City of Woodlake Plaza Project
City Administrator Lara reported the following: on January 26, 2015 the City Council of the City of Woodlake requested funding from the Tulare County Transportation Authority to pay for the project's preliminary engineering. The cost of the preliminary engineering is estimated to be one hundred and thirty thousand dollars (\$130,000) and would come from the City of Woodlake Bike/Pedestrian Tier 2 section of Measure R.

The City is now prepared to put the project out to bid for construction. The project will be funded with a Department of Housing and Community Development Grant, Measure R and local funds. The overall construction costs of the project are estimated at one million six hundred forty seven thousand and nine hundred dollars (\$1,647,900.00). Mayor Mendoza thanked staff for the great job they are doing on this project. Councilmember Martinez is happy about this project and happy to see this space now being used for the community.

ON A MOTION BY G. GONZALEZ JR., SECOND BY LOPEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND AUTHORIZE STAFF TO PUT OUT TO BID THE CONSTRUCTION OF THE CITY OF WOODLAKE PLAZA PROJECT. APPROVED UNANIMOUSLY.

- F. Action: Adoption of Resolution: Enter into Supplemental Agreements with the Tulare County Transportation Authority (TCTA) for the Construction of the City of Woodlake Plaza Project for the Use of Measure R Bike/Pedestrian, Measure R Transportation Mitigation and Measure R Local Advance Funds
- City Administrator Lara reported the following: on January 26, 2015 the City Council of the City of Woodlake requested funding from the Tulare County Transportation Authority to pay for the project's preliminary engineering. The cost of the preliminary engineering is estimated to be \$130,000 and would come from the City of Woodlake Bike/Pedestrian Tier 2 section of Measure R. The City is now prepared to put the project out to bid for construction. The project will be funded with a Department of Housing and Community Development Grant, Measure R and local funds. The overall construction costs of the project are estimated at one million six hundred forty seven thousand and nine hundred dollars (\$1,647,900.00). Staff recommends that Council authorize staff to enter into three separate Supplemental Agreements for the funding associated with the City of Woodlake Plaza Project. The project will be funded with a Department of Housing and Community Development Grant, Measure R and local funds.

ON A MOTION BY ORTIZ, SECOND BY MARTINEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND ENTER INTO THE SUPPLEMENTAL AGREEMENT WITH THE TCTA FOR THE CONSTRUCTION OF THE CITY OF WOODLAKE PLAZA PROJECT FOR THE USE OF MEASURE R BIKE/PEDISTRIAN, MEASURE R TRANSPORTATION MITIGATION AND MASURE R LOVAL ADVANCE FUNDS. APPROVED UNANIMOUSLY.

- G. Action: Adoption of Resolution: Enter into a Measure R Supplemental Agreement with the Tulare County Transportation Authority for the South Valencia ADA Project
- City Administrator Lara reported the following: on April 30, 2012 the City of Woodlake entered into a Supplemental Agreement with the Tulare County Transportation Authority in the amount of one hundred and seventy eight thousand dollars (\$178,000) for preliminary engineering. The City has now entered the right-of-way phase of the project and is requesting the remainder of its four hundred and twenty one thousand dollars (\$421,000) allocated to this project, the remainder being two hundred and forty three thousand dollars (\$243,000) in Measure R funding for right-of-way and admin costs. Once right-of-way is completed the City will use SHOPP and local funds for the construction of the project.
- ON A MOTION BY MARTINEZ, SECOND BY LOPEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND ENTER INTO A**

**MEASURE R SUPPLEMENTAL AGREEMENT WITH THE
TULARE COUNTY TRANSPORTATION AUTHORITY FOR THE
SOUTH VALENCIA ADA PROJECT. APPROVED
UNANIMOUSLY.**

- H. Information: Winter Storm Preparation
City Administrator Lara presented the attached PowerPoint presentation.
- I. Information: 5 Year Outlook City of Woodlake
City Administrator Lara presented the attached PowerPoint presentation.

VI. OTHER BUSINESS

- A. Information: Items from Staff
City Clerk Zacarias – reminded Council and staff about the Holiday Potluck on Wednesday, December 16th. Thanked The Homegrown Project for another great Christmas Parade.
- B. Information: Items from Council
Councilmember Ortiz – thanked The Homegrown Project for a great event on Saturday.
Councilmember G. Gonzalez Jr. – thanked The Homegrown Project for a great parade on Saturday.
Councilmember Martinez – thanked The Homegrown Project for a great parade on Saturday.
Mayor Mendoza – wished everyone a Merry Christmas
- C. Request from Council Members for Future Agenda Items

VIII. ADJOURN

The next scheduled City Council meeting will be held on Monday, January 11, 2016 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
Louie Lopez - Councilmember
Greg Gonzalez Jr. - Councilmember
Jose L. Martinez - Councilmember

Meeting adjourned at 8:15 p.m.

Submitted by,

Irene Zacarias
City Clerk

WOODLAKE HOUSING ELEMENT

5th Cycle: 2015-2023

PREPARED BY:



4CREEKS

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DECEMBER 14, 2015

Introduction

- David Duda: Project Manager, 4-Creeks
- Aaron Carpenter: Assistant Planner, 4-Creeks
- Jason Waters: Administration, City of Woodlake



Purpose Tonight

- **INFORM:** Overview of Woodlake Housing Element
- **SOLICIT IDEAS:** Provide public workshop/comment period
- **HOW TO GET INVOLVED:** Contact information
- **No vote tonight regarding adoption**



Housing Elements

- State law requires 7 General Plan elements – 1 being Housing Element
- Housing Element only element on required schedule for updates
- BENEFITS:
 - ✓ State Housing Grants
 - ✓ Maintain local control on permits
 - ✓ Protects City from future litigation



Why Housing Elements are needed

- Increase housing supply and mix of types and affordability – not constrain private market to meet housing needs and demand
- Promote infill development, equity, and protection of environmental resources
- Promote an intra-regional relationship between jobs and housing



Summary of Draft Housing Element

- Provide continued public participation throughout adoption process
- Evaluate existing conditions and future plans
- Provide plan to meet RHNA numbers
- Prepare future goals and programs to reduce constraints on affordable housing



Goals

- Provide adequate housing sites for range of housing types
- Develop through public and private channels sufficient affordable housing
- Minimize governmental constraints that would limit affordable housing options
- Maintain and improve the quality of the existing housing stock
- Preserve residential dwellings from becoming unaffordable
- Sustainability and residential energy and water conservation
- Monitoring implementation with HCD



Table 1: 2014-2023 Draft RHNA Allocations by Income Category

Tulare County Region
January 1, 2014 to September 30, 2023

	Total RHNA Allocation	Very Low Income Allocation		Low Income Allocation		Affordable Allocation (Combined Low + Very Low Income)		Moderate Income Allocation		Above Moderate Income Allocation	
		Units	Percent of Total RHNA	Units	Percent of Total RHNA	Units	Percent of Total RHNA	Units	Percent of Total RHNA	Units	Percent of Total RHNA
Dinuba	965	211	21.9%	163	16.9%	374	38.8%	121	12.5%	470	48.7%
Exeter	625	143	22.9%	125	20.0%	268	42.9%	85	13.6%	272	43.5%
Farmersville	466	74	15.9%	65	13.9%	139	29.8%	68	14.6%	259	55.6%
Lindsay	590	80	13.6%	80	13.6%	160	27.1%	82	13.9%	348	59.0%
Porterville	3,196	623	19.5%	576	18.0%	1,199	37.5%	566	17.7%	1,431	44.8%
Tulare	3,594	920	25.6%	609	16.9%	1,529	42.5%	613	17.1%	1,452	40.4%
Visalia	10,021	2,616	26.1%	1,931	19.3%	4,547	45.4%	1,802	18.0%	3,672	36.6%
Woodlake	372	71	19.1%	41	11.0%	112	30.1%	69	18.5%	191	51.3%
Unincorporated County	7,081	1,477	20.9%	1,065	15.0%	2,542	35.9%	1,169	16.5%	3,370	47.6%
Total	26,910	6,215	23.1%	4,655	17.3%	10,870	40.4%	4,575	17.0%	11,465	42.6%

Note: Percentages may not sum to 100 percent due to rounding

Next Steps

- Planning Commission public meeting/comment – December 14, 2015
- Outreach to interested parties/organizations
- Housing & Community Development (HCD) Draft submittal – January 7, 2016
- Public comment letters to be submitted within 20 days of submittal
- Final adoption with City Council – est. March 2016



How to provide additional input

- Jason Waters, City of Woodlake: 559-564-8055
- David Duda or Aaron Carpenter, 4-Creeks (consultant): 559-802-3052





Thank you.
Comments/Public input?

City of Woodlake Winter Storm Preparation

December 14, 2015

Winter Storm Preparation

- With winter storm patterns showing that this rainy season, from December 2015 to April 2016, has the potential to be a wet El Nino season, staff has began to make accommodations to be as ready as possible for any major storms.
- All three City of Woodlake departments (City Hall, Police Department and Public Works) have worked together to make proper accommodations.

Winter Storm Preparation

- In order to prepare for upcoming winter storms, the City has prepared two response units that will be available 24/7 during the rainy season.
- The units are equipped as follows:
 - Three staff members with truck, trailer, backhoe, lift
 - Traffic control
 - Safety gear
 - Chainsaws
 - Portable pumps
 - Generator
 - Other equipment



Winter Storm Preparation

- City staff has completed maintenance of all ditches, storm drain inlets and underground storm water lines.
- City staff has completed maintenance of all lift stations and back-up generators.



Winter Storm Preparation

- City staff has completed maintenance on all essential response equipment such as:
 - Backhoes(1)
 - Loaders(1)
 - Chainsaws(4)
 - Pumps(3)
 - Generator(2)



Winter Storm Preparation

- City staff has set out two locations for sandbags. For emergency situations City staff may deliver sandbags:
 - City Yard
 - City Hall



Winter Storm Preparation

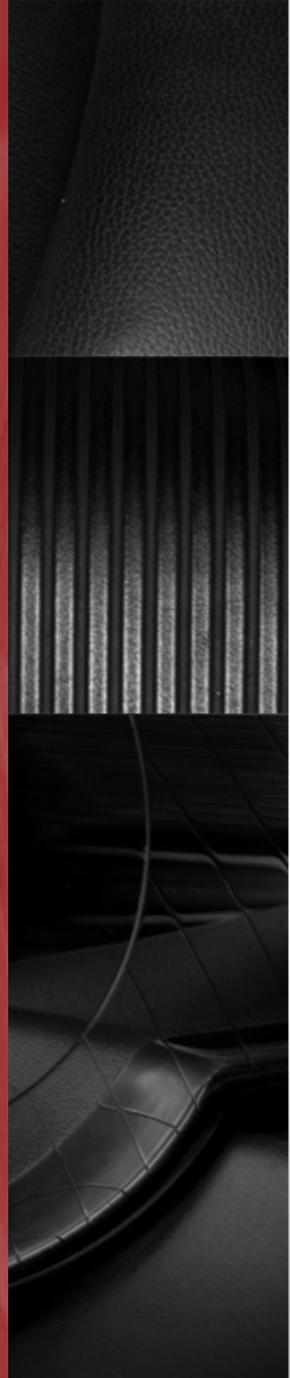
- All City departments are prepared to work with each other to respond if an emergency situation may arise.
- The City has also been working closely with other Cities in the County and the County of Tulare to provide mutual aid if necessary.

Winter Storm Preparation

Comments:

5 Year Outlook City of Woodlake

December 14, 2015





5 Year Outlook

- Council requested from staff to schedule a session during a Council meeting that would allow for the public and Council to provide input on a proposed 5 year outlook for the City for Woodlake. The session will focus on the following areas:
 - Water
 - Storm Water
 - Sewer
 - Transportation
 - Housing
 - Economic Development
 - Parks and Recreation
 - City Services – Police, Planning, City Facilities, etc.



Water

- The City of Woodlake owns and operates its own water system. The system water system is currently composed of five wells and two storage tanks.
- The City is currently constructing two additional wells.
- The City Water system will add water meters City-wide and will begin metered billing in July 1, 2016.
- As part of the water meter project, the City will also look to add chlorinators, sand separators, SCADA and new lines, as budget will allow.
- Five year outlook:
 - Look at funding sources to replace old lines.
 - Look at funding sources to improve water pressure City-wide.



Storm Water

- The City of Woodlake owns and operates its own storm water system.
- The City Storm Water system is comprised of ditches, underground lines, ponding basins and lift stations.
 - CDBG Grant was acquired to replace old diesel lift station at Bravo Lake.
 - New sub divisions are required to have storm water areas on site.
 - City has added multiple underground lines with downtown projects and ditch project behind City Hall.
- Five year outlook:
 - Look at funding sources to replace and add additional underground storm water lines.
 - Look at funding sources to store storm water within City facilities.
 - Look at funding sources to replace old lift stations.



Sewer

- The City of Woodlake owns and operates its own sewer system. The system is currently composed of a Waste Water Treatment Plant, underground lines, ponds and lift stations.
- The Waste Water Treatment Plant is at fifty percent capacity. This allows opportunities for future residential, commercial and industrial growth.
- Five year outlook:
 - Look at funding sources to replace old lines.
 - Look at funding sources to treat water for reclaimed uses other than pastures.



Transportation

- The City owns and maintains its transit system, including dial-a-ride.
- The City constructed its Whitney Transit Center in 2014. The Center generates over seventy thousand trips a year.
- The City has recently completed, or is under construction, for five street projects. The projects have improved streets, sidewalks and lighting, while making sure all of them are ADA compliant (Castlerock, Danielle Way, the Roundabout, Valencia Phase 1-3 and Valencia Phase 4).
- The City is also in the design stage for two more streets projects for the upcoming fiscal year (South Valencia and North Valencia).
- The City owns and operates its own street and sidewalk sweepers.
- Five Year Outlook
 - Increase maintenance by crack filling, slurry seals and chip seals.
 - Continue to look for funding sources that create safe pedestrian path ways.



Housing

- The City contracts with Self-Help to run its rehab and first time home buyer programs. City currently has over four hundred loans to local residents.
 - HOME, Cal Home and CDBG
- City is currently working with Self-Help on a seventy unit development.
- Five Year Outlook
 - City needs to work closely with developers to provide more single family housing. City currently has a shortage of single family housing.
 - City needs to increase its code compliance programs.



Economic Development

- Creation of an Economic Development Board.
- Output of a City magazine.
- Continued contact with current business who may be looking to expand.
- Continued contact with developers and land owners.
 - Dollar General, Family Dollar, Rite-Aid
 - Union Pacific, Joy Manufacturing
- Five Year Outlook
 - City needs to make sure that an atmosphere is created that is conducive to all types of businesses.
 - City needs to invest in land and other opportunities that may benefit the local economy in the future.



Parks and Recreation

- Continued improvements of parks.
 - New subdivisions are required to have parks that meet City park requirement.
Ex. Valencia Heights and Baseball/Softball Fields.
- Continued improvement of Woodlake Botanical Gardens.
- Construction of a City of Woodlake Downtown Plaza.
- Continued push for more community events.
- Five Year Outlook
 - Future Construction of Community Center with library, gymnasium and computer lab.
 - Future Parks and Recreation program ran by the City.
 - Future construction of more City recreational facilities.



City Services

- Continue to create ways to streamline utility payments, permits, business license and police services.
 - Allow for credit card payments.
 - Allow for applications for permits to be submitted electronically.
 - Allow for business licenses to be submitted electronically.
- Continue to maintain adequate police services and add police programs.
 - Addition of a K-9 Program.
 - Continue to offer Neighborhood Watch meetings.
 - Addition of two new Tahoes to the police patrol fleet.
 - Continue to work closely with the Woodlake Unified School District.
- Five Year Outlook
 - Look at options to provide more space for City Hall and the Police Department.
 - Continue to increase police personnel and improve equipment and training.



Comments: