

PRESENT: Councilmembers Mendoza, Lopez, Martinez & Ortiz

OTHERS: Lara, Waters, Marquez, Diaz & Zacarias

ABSENT: G. Gonzalez Jr.

FLAG SALUTE

PUBLIC COMMENT – None

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

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

- A. Action: Approval of Minutes of the regular meeting held on August 22, 2016
- B. Action: Approval of Warrants
- C. Action: Adoption of Resolution: Approval of the July 2016 Monthly Report of Investments

ON A MOTION BY ORTIZ, SECOND BY LOPEZ JR., IT WAS VOTED TO APPROVE THE CONSENT CALENDER. APPROVED UNANIMOUSLY.

V. ACTION/DISCUSSION ITEMS

- A. Information: Swear In New Employee
Mayor Mendoza announced Chief Marquez had a new employee to introduce. Chief Marquez introduced new police hire, Christopher Kaious. Officer Kaious worked for the Tulare County Sheriff's office for 9 years before coming to the City of Woodlake. Chief Marquez stated he would be a great asset to the police department. City Clerk Zacarias administered Oath of Office to Officer Kaious. Mayor Mendoza welcomed Officer Kaious and asked that he uphold the law to the fullest and always be safe.
- B. Information: Update on the Status of the Greater Kaweah GSA
City Employee Waters reported the following: the Sustainable Groundwater Management Act requires all local agencies to be part of a Groundwater Sustainability Agency. City Staff has been closely involved in the formation of the Greater Kaweah GSA, which will be one of three potential GSAs within the Kaweah Subbasin. The formation of a Joint Powers Authority was formalized earlier this month. The members of the Greater Kaweah JPA are as follows:
County of Tulare
Kaweah Delta Water Conservation District
Kings County Water District
St. Johns Water District
Lakeside Irrigation Water District
The City of Woodlake is not a formal member of the JPA, but will be part of the "Rural Communities Committee" which will have a one seat of nine available seats on the GSA Board. A resolution will be presented to council at the next scheduled meeting for approval. Mayor Mendoza and Councilmember Martinez complimented City Employee Waters for the great job he has done on this committee. They appreciate his knowledge and hard work.

- C. Action: Adoption of Resolution: Enter into a Purchase and Sale Agreement with Halfetry Development Company, LLC for the Property with APN # 060-131-016
- City Administrator Lara reported the following: the Woodlake City Council instructed staff to look at the acquisition of bare land that may be used in the future to promote improvements, development and commercial opportunities. City staff engaged Union Pacific to look at the possibility of acquiring the property with APN# 060-131-016. The property is located at the corner of southwest corner of Naranjo Blvd. and Acacia St. After months of negotiations, Union Pacific agreed to sell the property with APN# 060-131-016 to the City for one hundred fifty-one thousand four hundred and ninety-seven dollars (\$151,497.00). The property is 33,666 square feet and the City paid \$4.50 a square foot. The City also acquired 3,704 square feet of right-of-way on Acacia St. at no cost. The City acquired the property with APN# 060-131-016 from Union Pacific for one hundred fifty-one thousand four hundred and ninety-seven dollars and no cents (\$151,497.00). The City has negotiated a sale price to Halfetry Development Company, LLC for one hundred and fifty-five thousand dollars and no cents (\$155,000.00). If the agreement is finalized the property would be used for the development of a retail business. During development of the property, all offsite improvements would be constructed by the developer.

ON A MOTION BY LOPEZ, SECOND BY MARTINEZ IT WAS VOTED TO APPROVE THE RESOLUTION AND ENTER INTO A PURCHASE AND SALE AGREEMENT. APPROVED UNANIMOUSLY.

- D. Action: Adoption of Resolution: Purchase the Properties with APN# 060-170-080 and APN# 060-170-096
- City Administrator Lara reported the following: the Woodlake City Council instructed staff to look at the acquisition of bare land that may be used in the future to promote improvements, development, infrastructure improvements and commercial opportunities. City staff engaged the Turner Family to look at the possibility of acquiring the properties with APN# 060-170-080 and APN# 060-170-096. The properties are located on Naranjo Blvd. After months of negotiations, the Turner Family agreed to sell the properties with APN# 060-170-080 and APN# 060-170-096 to the City for three hundred thousand dollars (\$300,000.00). Combined, the properties are 81,022 square feet and the City will pay \$3.70 a square foot. Combined, the properties were appraised at three hundred and twenty-five thousand dollars (\$325,000.00) or \$4.00 a square foot. Closing costs will be split by both parties evenly. The purpose of the acquisition is to acquire ROW that may be used for future water and sewer facilities. Currently the City does not own any land on the west side of town that may serve that role. The cost of the properties will be evenly split between the Water and Sewer Fund.

ON A MOTION BY MARTINEZ, SECOND BY LOPEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND PURCHASE THE PROPERTIES. APPROVED UNANIMOUSLY.

VI. OTHER BUSINESS

A. Information: Items from Staff

City Employee Waters – Reported there are only about 30 meters left to install.

City Administrator Lara – Reported September 24th is the City of Woodlake Celebration. Event will be held at Miller Brown Park. The Roundabout project should be signed off by Caltrans soon. The Self-help project is going well, sewer and water lines and storm drain will be coming in soon. The Plaza project should be completed by September 23rd. We are hoping to host our first event there on October 8th, the Woodlake Lions Brewfest. The 3rd annual Mariachifest was held on Sunday at Miller Brown Park. This year has been the best turnout yet. There were no incidents and everyone seemed to be having a great time.

B. Information: Items from Council

Councilmember Ortiz – Reported the road repairs done on West Naranjo were done poorly.

Councilmember Martinez – Reported there will be a candidate forum on Thursday, September 15th at 6 pm at the Woodlake Memorial. The event is hosted by the Dolores Huerta Foundation.

Mayor Mendoza – Asked how the EDC meeting went last week. City Employee Waters stated the meeting went well. The Woodlake Magazine should be mailed out by the end of this week. Mayor Mendoza reported he had attended a water meeting in Tulare. There were over 800 people who had attended the meeting. He stated the meeting was very informative and gave the message that we all need to be on the same page about the water usage. Mayor Mendoza also reported he was in Washington DC., last week lobbying for transportation dollars.

C. Request from Council Members for Future Agenda Items

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 – **EXISTING LITIGATION** (Government Code § 54956.9(d)(1)).

- Parties, case/claim no. Sunset Waste
- Case name unspecified because of jeopardy to settlement negotiations or service of process.

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

Conference with legal counsel – **EXISTING LITIGATION** (Government Code § 54956.9(d)(1)).

- Parties, case/claim no. Garibay vs. City of Woodlake
- Case name unspecified because of jeopardy to settlement negotiations or service of process.

MEETING MOVED TO CLOSED SESSION AT 7:10 PM

MEETING RECONVENED AT 7:30 PM

Mayor Mendoza stated Council unanimously authorized the mutual signing of settlement agreement with Sunset. In regards to Item 1, no action was taken and there was nothing to report.

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

“Documents: If distributed to the Council less than 72 hours before a regular meeting, any public records which are subject to public inspection and pertain to an open-session item on the regular meeting agenda shall be available at the following address at the time they are distributed to a majority of the Council: 350 North Valencia Boulevard, Woodlake, California 93286. Public records distributed to the Council at a public meeting will be available to the public at such meeting if they were prepared by the City. Exemptions and details in Government Code§ 54957.5 (a) shall apply.”

VIII. ADJOURN

The next scheduled City Council meeting will be held on Monday, September 26, 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 7:30 PM

Submitted by,

Irene Zacarias
City Clerk