

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

OTHERS: Lara, Marquez, Waters, Diaz & Zacarias

ABSENT: Ortiz

FLAG SALUTE

PUBLIC COMMENT

Helen Chavez, 102 Hermosa, Woodlake – Ms. Chavez asked if it is illegal to wash your car at your residence. City Administrator Lara stated as of May 1, you may wash your car on your assigned watering day. Ms. Chavez stated residents should have been notified of this change. City Administrator Lara stated notices were sent to residents with the change. Ms. Chavez also had a concern with a call she made to the police department regarding her neighbor. She stated an officer approached her neighbor but nothing was done. She later called the officer for an update regarding her complaint but never received a call back from the officer. City Administrator Lara asked Ms. Chavez for the date and approximate time of the phone call so that city staff may follow up with the complaint.

Claudia Cabrera, 166 N. Walnut, Woodlake – Ms. Cabrera thanked city staff for allowing the use of the Woodlake Plaza for their end of year youth celebration.

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 May 22, 2017 (Pages 1-4)
- B. Action: Approval of Warrants (Pages 5-60)
- C. Action: Adoption of Resolution: Approval of the May 2017 Monthly Report of Investments (Pages 61-63)
- D. Action: Adoption of Resolution: Continuation of the Proclamation of the Existence of a Local Drought Emergency for the City of Woodlake (Pages 64-68)
- E. Action: Adoption of Resolution: Reaffirm the Approval of Emergency Expenditures for the Development and Implementation of the City of Woodlake Well Project (Pages 69-72)
- F. Action: Adoption of Resolution: Approve the Grant Agreement Between Woodlake Holdings LLC and the City of Woodlake (Pages 73-80)
- G. Action: Adoption of Resolution: Authorize the City Administrator to File the Regional Surface Transportation Program (RSTP) Exchange Program Fund Claim for Fiscal Year 2016-2017 on Behalf of the City of Woodlake and Allow the City Administrator to Sign Necessary Documentation (Pages 81-86)

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. Information: Presentation by the Economic Development Corporation
Paul Saldana presented the attached PowerPoint

- B. Action: Potential Sales Tax Measure in the City of Woodlake

PUBLIC HEARING

City Administrator Lara gave a presentation regarding a potential sales tax measure in the City of Woodlake

Mayor Mendoza opened the meeting for public comments.

PUBLIC HEARING OPENED: 7:02 PM

Michael Sibe, 625 S. Redwood, Visalia – Mr. Sibe asked if city staff believed it would be inherently regressive to add a sales tax as it would impact the most people with the least amount of money. City Administrator Lara stated staff hopes to provide more benefits and in the long term provide better services.

Earl Mann, 698 N. Acacia, Woodlake – Mr. Mann thanked City staff for the great job they are doing with all the downtown projects and making Woodlake look nice. He stated he was not sure how the City is connected to the Fire District but he is currently not happy with the Fire District. About 10 years ago the residents of Woodlake voted in favor of a sales tax increase for the Fire District. The tax allowed the Fire District to increase their district tax by 6% per year and because of this believes the City does not need to distribute any more sales tax money to them. City Administrator Lara stated the Fire District is its own entity and not run or owned by the City, therefore no sales tax monies would be distributed to the Fire District. Mr. Mann is happy to pay the 1% increase but only if it will be used to balance a budget or increase safety personnel.

PUBLIC HEARING EXTENDED TO NEXT SCHEDULED MEETING @ 7:14 PM

- C. Information: Potential Cannabis Tax Measure in the City of Woodlake

City Employee Waters gave a presentation regarding a potential cannabis tax measure in the City of Woodlake

PUBLIC HEARING OPENED: 7:24 PM

Lincoln David Dukes III, 4211 E. Center Ct., Visalia – Mr. Dukes asked when would this measure be put on the ballot. City Employee Waters stated November 7, 2017. Mr. Dukes asked how many dispensaries would be allowed in the City of Woodlake. City Employee Waters stated the specifics have not been discussed but if the City Council approves for the ballot then specifics and details will be outlined. Mr. Dukes asked if you will be able to convert a home into a dispensary. City Employee Waters stated no, the dispensary must be in an industrial zone.

Earl Mann, 698 N. Acacia, Woodlake – Mr. Mann stated he has a difficult time accepting or supporting this measure. If this measure does generate \$350,000 to \$700,000 the City will need to hire more man power to manage additional duties and permits. Mr. Mann believes City staff has something better to do than burden the City of Woodlake with this demand. Mr. Mann stated he is opposed to this and he believes anyone of his age will also be opposed to this measure.

Ted Miller, 16891 S. Elm, Caruthers – Mr. Miller stated he is an advocate in favor of this topic and believes any community that outlaws this will allow a rise in the black market and allow people who don't want to take the time to travel to a legal facility to continue their business on the black market. In 1920 a constitutional amendment was passed that banned the sale and possession of alcohol. In 1933 the ban was removed. During those 13 years, we had the largest growth of organized crime ever. The banning of alcohol led to a criminal enterprise of

people wanting to consume alcohol. Marijuana is legal now and you are not going to be able to kick it out of Woodlake. Mr. Miller's concern is youth and their access to marijuana. By allowing the cultivation or retail sales of cannabis, we are taking the market away from the drug cartels. There was recently a bust down in Los Angeles. They had some marijuana, heroin, meth and cocaine. Now that marijuana is legalized and the sale is possible those organizations are going to pivot and push heroin, meth and cocaine. So, for those unfortunate communities who decide to ban retail sales, are only sending some of those customers to the guys who sell heroin, cocaine and meth. Legal retail sales will not be selling heroin or meth. So, keeping marijuana out of the hands of the youth is an important aspect and you do that with legal retailers.

Lino Moran, 612 N. Palm, Woodlake – Mr. Moran agrees with Mr. Mann and will not support the cannabis sales tax in the City of Woodlake. He was very surprised when Prop. 54 passed and believes just because the state passed this law, does not mean the City of Woodlake must follow with it. If council decides to put this on the ballot, myself and my whole family will be voting no. The state has let us down, please don't let the City let us down too.

Charles Woody, 24503 Avenue 319, Woodlake – Mr. Woody stated he understands where the older gentlemen are coming from but the State of California has passed this law and although there may be a lack of information on marijuana and what it can do for our community we must now do this now or we could be missing out on the grants that are offered to our community. These businesses will have a track and trace system set in place to monitor all activities. You will be able to track the sale of cannabis by location and even when it was bought and who bought it. The only way it can get into a child's hand would be illegal. He believes vendors will not be willing to sell to children from out their back door. This is going to be a multi-million-dollar industry and looking at the business side of things, this will be good. Mr. Woody stated this is going to be here, so what is the City going to get out of it, something or nothing.

Helen Chavez, 102 Hermosa, Woodlake – Ms. Chavez stated last year she visited a City Council meeting with her father to complain about someone growing marijuana in their yard. She later spoke to City staff and explained her concerns about the neighbor putting up tarps and black mesh to hide the marijuana. City staff told her they would direct her concerns to the police department. When she did speak to an officer, she was told that if you can't see the marijuana you are not breaking the law. She was also told it was not cost efficient for the police department to investigate this matter. Since the police department did not do anything about this individual, he could grow his marijuana in March and April and cultivate in May. How is the City going to police those who are cultivating illegally and not abiding by the law? City Employee Waters stated by having people register for cultivation, City staff will be able to monitor and keep on eye those who may be breaking the law.

Rudy Garcia, 154 S. Pepper, Woodlake – Mr. Garcia asked how would city staff monitor who was growing marijuana in their home. City Employee Waters stated residents would have to register with a permit to have the allotted 6 plants at their residence. The residences would be monitored and cited if they exceed the 6 plants.

Blanca Lucatero, 378 N. Palm, Woodlake – Mrs. Lucatero asked if city staff needed the ballot measure to create an ordinance that would address the new marijuana law. City Employee Waters stated no but it may be difficult to enforce

some of the requirements without additional funding that a ballot measure may bring into the City. She stated Woodlake is a very nice, small town and everyone takes pride in the western hospitality. This community consists of an older generation and high school age kids who get involved in community clean-up projects and basically just taking care of their town. When she mentioned to some of her students that she would be coming to the City Council meeting for this discussion, it saddened her to hear the kids rename our town to; Weedlake.

Claudia Cabrera, 166 N. Walnut, Woodlake – Ms. Cabrera is a member of the Tulare County Prevention Coalition who deal with substance abuse citizens. She also deals with citizens and helping they cope with why they are there, it may be substance abuse, domestic violence or child abuse. She understands the City Council has a big decision in front of them today and she wants to ask did you receive accurate information to make the best decision possible. She comes from a different generation and won't be naïve about marijuana. She understands it is out there and she also sees a financial benefit for the City and its residents but will we be prepared. Will we have the resources and ability to educate the public about marijuana. Regardless of where you stand on this issue, the important factor is to be ready and prepared. We don't want to see a 10-yr. smoking a joint. City staff mentioned having prevention programs. When will, the programs begin? Will City staff reach out to different partnerships? She believes Chief Marquez will need additional officers for this issue. Will the City have the financial background to support the police services? Mayor Mendoza stated yes, City staff will be prepared but will also need the help of various partnerships to educate the residents of Woodlake. City Administrator Lara stated City staff is seeking input from the community and various partners such as Ms. Cabrera and Mrs. Lucatero and would like to meet with them at their convenience. Ms. Cabrera thanked the City for being proactive on this topic.

PUBLIC HEARING EXTENDED TO NEXT SCHEDULED MEETING AT 8:06 PM

- D. Action: Adoption of Resolution: Approve the Acquisition of the Property with APN No. 060-170-071-000

City Administrator Lara reported the following: the City identified a 17.87-acre parcel on the west side of town adjacent to the industrial park as a site of interest. The parcel sits on Road 204 and Avenue 344 and is planted to olives. The site's proximity to the Naranjo Boulevard and Blair Road allow for good access and future development potential. The City knows that in the future it will need to expand their water retainage capacity for their water and sewer systems and this site meets those future needs.

ON A MOTION BY ORTIZ, SECOND BY MARTINEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE ACQUISITION OF THE PROPERTY WITH APN NO. 060-170-071-000. APPROVED UNANIMOUSLY.

- E. Action: Adoption of Resolution: Set Sewer and Water Rates for the City of Woodlake Effective July 1, 2017

City Administrator Lara reported the following: the City has had another strong fiscal year for the Sewer Fund and with the approval of USDA the City will once again reduce sewer rates.

ON A MOTION BY LOPEZ, SECOND BY MARTINEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND SET SEWER AND WATER RATES FOR THE CITY. APPROVED UNANIMOUSLY.

- F. Action: Adoption of Resolution: Selection of the City of Woodlake City Council's Choice to be the Transit Representative on the Tulare County Association of Government's Board of Directors

City Administrator Lara reported the following: the Transit Representative is a City representative on the TCAG Board. The representative must be an elected official from a city in the county, and it was recommended, but required, that the representative be from a city that directly provides transit services. All the 8 Cities in Tulare County were asked to determine if any of their Council Members were interested in serving. Three names were submitted. All the cities in the County will conduct a vote, and the nominee with the most votes will be forwarded to TCAG as the representative from the cities. The following names were submitted:

Phil Cox – Council Member, City of Visalia

Greg Gomez – Council Member, City of Farmersville

Jose Sigala – Council Member, City of Tulare

ON A MOTION BY MARTINEZ, SECOND BY ORTIZ IT WAS VOTED TO SELECT PHIL COX AS THE TRANSIT REPRESENTATIVE ON THE TCAG BOARD OF DIRECTORS. APPROVED UNANIMOUSLY.

VI. OTHER BUSINESS

- A. Information: Items from Staff

City Administrator Lara – Reported City staff, members of the Police Department and Fire Department along with a couple of City Council Members and Planning Commissioners will be visiting the City of Coalinga to tour their cultivation site. They will also have the opportunity to meet with their Chief of Police and ask some key questions about their site. The City had their first Summer Night Lights event on Friday the 16th and there was a huge turnout. Over 400 hot dogs were served. There was also free chips and waters.

Chief Marquez – Reported the graduations for both Jr. High and High School went very smoothly and there were no issues. The Police Department has been working on a couple of child abuse cases in the last couple of months and is hoping to wrap up some cases soon. The most recent case involved a 3-month-old baby who was intentionally overdosed with methamphetamine by the mother's boyfriend. He has been arrested. Another incident involved an arrest at a home where a 9-year old girl was living. There were guns and drugs removed from the home.

City Clerk Zacarias – Reported the first SNL was well attended. There will be free swim nights for the next 4 Wednesdays. There will be free swim, food, raffles and music for the next 5 Fridays.

- B. Information: Items from Council

Councilmember Ortiz – Asked staff if City had received a donation request from the Chamber of Commerce. City Administrator Lara stated yes and council has approved a donation which is noted in the annual budget and it will be disbursed July 1st. A letter will be sent with the donation check to the service group.

Mayor Martinez – Asked if the City logo had been put on the new Woodlake sign on 198. City Administrator Lara stated no.

- 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. Tulare County Case No. VCU263067
 - 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. City of Woodlake v. Woodlake Public Cemetery District, Tulare County Case No. VCU 267523
 - Case name unspecified because of jeopardy to settlement negotiations or service of process.
3. **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)).
 - Initiation of litigation** (Government Code § 54956.9(d)(4)).
Number of potential cases is: 2 .

MEETING MOVED TO CLOSED SESSION AT 8:30 PM
MEETING RECONVENED AT 8:30 PM

Mayor Mendoza reported 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, June 12, 2017 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 8:30 PM

Submitted by,
Irene Zacarias
City Clerk



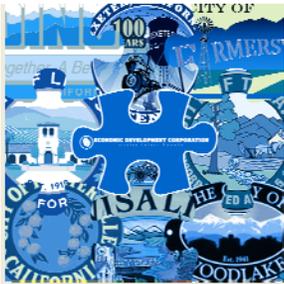
Providing Hope & A Future,
One Job At A Time
Economic Development Corporation serving Tulare County

City of Woodlake
City Council
June 12, 2017

Overview

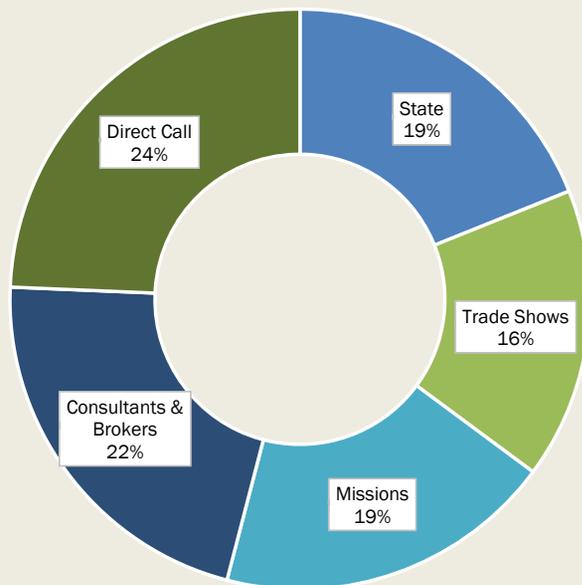


- Prospect Activity
- Marketing Results
- Enhanced Marketing benefits
- Economic Impact
- Future Directions

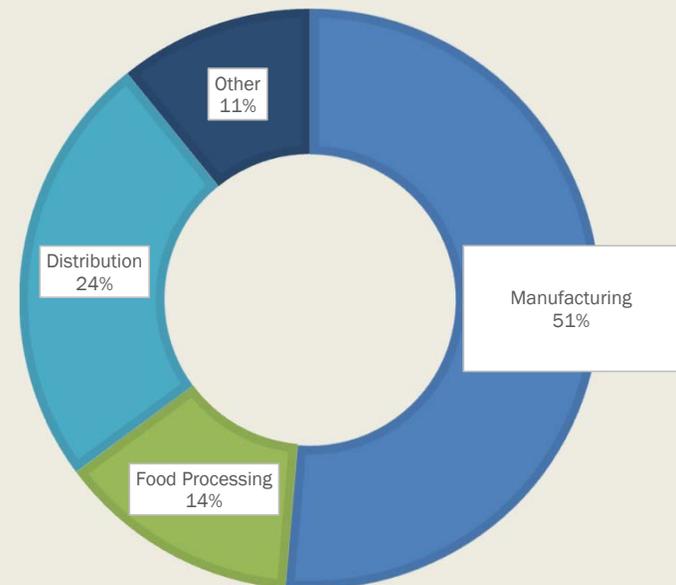


Business Development

Prospects by Source



Prospects by Industry



CITY OF WOODLAKE

Marketing Update



Prospect Activity

Woodlake sites available for 22% of current prospects (up from 17% last year)

Woodlake projects generated from state (2), direct call (1), trade show (4) and mission

- Woodlake sites are active for eight (8) active projects:
 - *Manufacturing company, 150 employees, 5 acres*
 - *Food processing company, 15 employees, 10,000 square feet*
 - *Food processing company, 55 jobs, 40,000 square feet*
 - *Manufacturing company, 16 jobs, 14,000 square feet*
 - *Food processing company, 20 jobs, 15,000 square feet*
 - *Manufacturing company, 100 jobs, 3 acres*
 - *Distribution company, 20 jobs, 20,000 square feet*
 - *Distribution company, 50 jobs, 10 acres*

Real Estate Database

40 custom searches for Woodlake properties

2 consumer information reports



Details | Community Profile | Demographics | **Consumer** | Industries | Occupations |

« Back to List

Export Consumer Report PDF

Consumer Report
405 South Acacia, Woodlake - Industrial Land

15 Minutes

Median Personal Income

No data

Average Amount Spent

\$48,538

within 15 Minutes of 405 South Acacia, Woodlake - Industrial Land in 2016

Top Tapestry Segments

	Percent
Valley Growers	31.07%
Barrios Urbanos	18.43%
Green Acres	18.22%

Woodlake, CA

Population Data



7,499

Total Population ▶
in 405 South Acacia, Woodlake - Industrial Land in 2016



0.62%

405 South Acacia, Woodlake - Industrial Land California



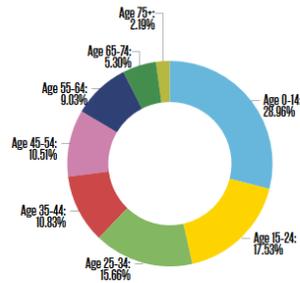
0.87%

Population Trends ▶
2016 - 2021



0.84%

National



Age Distribution ▶
in 405 South Acacia, Woodlake - Industrial Land in 2016



Median Age ▶
in 405 South Acacia, Woodlake - Industrial Land in 2016

Enhancements

- Updated demographic data
- Infographic for community profile
- Consumer spending information
- Labor and occupational information

Clothing Rental & Storage	\$2.82	\$16,306
Watch & Jewelry Repair	\$2.73	\$15,832
Watches & Jewelry	\$71.92	\$416,422
Watches	\$10.42	\$60,308
Jewelry	\$61.51	\$356,114
Education		
Education	\$935.59	\$5,417,075
College Tuition	\$595.08	\$3,445,537
Elementary & High School Tuition	\$132.55	\$767,445
Vocational & Technical School Tuition	\$14.69	\$85,079
Tuition for Other Schools	\$11.14	\$64,494
Other School Expenses incl Rental of Books/Equipment	\$37.49	\$217,068
School Books & Supplies for College	\$47.02	\$272,234
School Books & Supplies for Elementary/High School	\$15.18	\$87,914
School Books & Supplies for Vocational/Technical School	\$1.07	\$6,208
School Books & Supplies for Preschool/Other Schools	\$1.88	\$10,879
Other School Supplies	\$62.08	\$359,436
Test Preparation & Tutoring Services	\$17.41	\$100,783
Entertainment		
Financial		
Food		
Food	\$6,070.33	\$35,147,238
Food at Home	\$3,768.73	\$21,820,968
Food at Home - Bakery & Cereal Products	\$496.46	\$2,874,528
Food at Home - Flour	\$9.29	\$53,782
Food at Home - Prepared Flour Mixes	\$12.30	\$71,233
Food at Home - Ready-to-eat & Cooked Cereal	\$86.88	\$503,045
Food at Home - Rice	\$26.72	\$154,731
Food at Home - Pasta/Commeal/Other Cereal Products	\$36.09	\$208,940
Food at Home - Bread	\$99.40	\$575,498
Food at Home - White Bread	\$40.43	\$234,072
Food at Home - Bread excluding White	\$58.97	\$341,426
Food at Home - Crackers & Cookies	\$102.95	\$596,098
Food at Home - Cookies	\$43.83	\$253,793

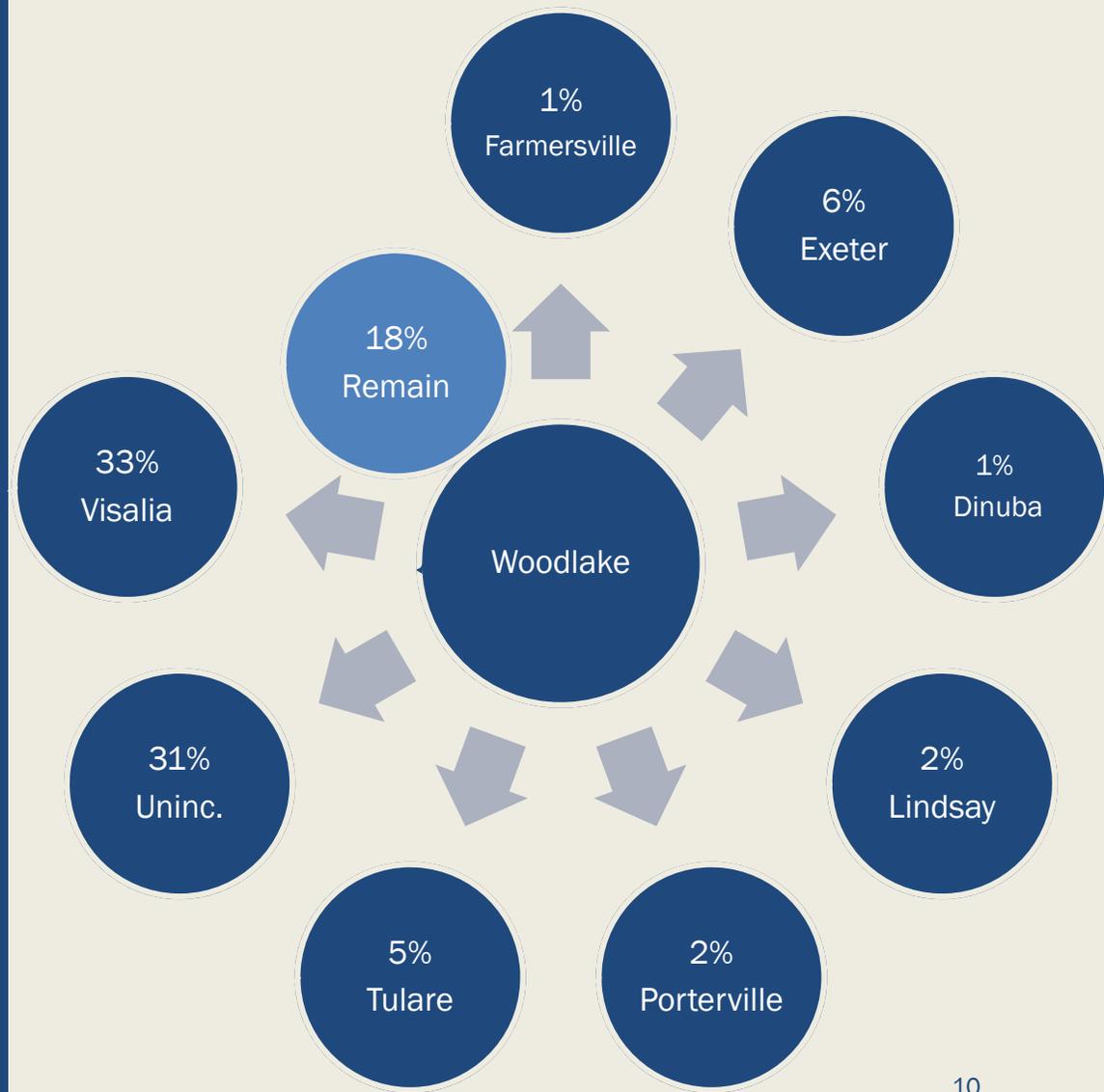
Future Directions

- Board Development & Organizational Support Plans
- Directed Marketing Program for specific industries, highlighting properties in City
- County involvement in EDC
- Certified Sites Program expansion
- Improved communication and reporting systems

One win...All Win

"The strength of the team is each individual member, the strength of each member is the team."

Phil Jackson





Providing Hope & A Future,
One Job At A Time
Economic Development Corporation serving Tulare County

