

**PRESENT:** Councilmembers Mendoza, Ortiz, Lopez & Martinez

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

**ABSENT:** G. Gonzalez Jr. & Sandoval

### **FLAG SALUTE**

### **PUBLIC COMMENT**

#### IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

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

- A. Action: Approval of Minutes of the regular meeting held on April 23, 2018
- B. Action: Approval of Warrants
- C. Action: Adoption of Resolution: Approval of the April 2018 Monthly Report of Investments
- D. Action: Adoption of Resolution: Rescind Resolution 17-102 and Approve the Existence and Abatement of a Public Nuisance at 472 Olive Ln.
- E. Action: Adoption of Resolution: Approval of the City of Woodlake's Fiscal Year 2018-2019 Appropriations Limit
- F. Action: Adoption of Resolution: Request the Tulare County Board of Supervisors Permit the County Registrar of Voters to Render Specified Services to the City
- G. Action: Adoption of Resolution: Requesting and Consenting to Consolidation of Elections; and Setting Specifications of the Election Order
- H. Action: Adoption of Resolution: Approve the 4<sup>th</sup> Amendment to the Purchase and Sale Agreement with Hafeltry Development Company, LLC for the Property with APN # 060-131-016
- I. Action: Adoption of Proclamation: Proclamation from the City of Woodlake Proclaiming the Week of May 20-26, 2018 as National Public Works Week

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

#### V. ACTION/DISCUSSION ITEMS

- A. Action: Adoption of Resolution: Approval of the License Agreement Between the Woodlake Unified School District and the City of Woodlake for the Castle Rock Field

City Administrator Lara reported the following: as part of the City of Woodlake's continued effort to develop its Parks and Recreation programs it has been working the Woodlake Unified School District to partner on the construction and redevelopment of the north Castle Rock Field. The Woodlake Unified School District approved the agreement at their May 9, 2018, meeting. The City is proposing to enter into a license agreement with the Woodlake Unified School District for the north Castle Rock field as seen in the attached Exhibit A. The City would then construct at a minimum the following improvements:

- Two regulation softball/baseball fields, which includes fencing, concrete pads, irrigation, soil conditioners, grass.
- A regulation soccer field, which may be used as two youth soccer fields and shall include irrigation, grass, goal posts.

- A concession stand with adjoining restrooms.
- A fence separating the North and South fields which shall match the existing fence material.

The City would maintain and operate the facility. As part of the mutually beneficial agreement, the Woodlake Unified School District would have priority to the fields followed by the City of Woodlake Parks and Recreation Department. Any third-party requests to use the facility would go through the City of Woodlake.

Mayor Mendoza asked how many kids have signed up for soccer. City Administrator Lara stated about 20.

**ON A MOTION BY MARTINEZ, SECOND BY LOPEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE LICENSE AGREEMENT BETWEEN THE WOODLAKE UNIFIED SCHOOL DISTRICT AND THE CITY OF WOODLAKE. APPROVED UNANIMOUSLY.**

- B. Action: Adoption of Resolution: Approval of the City of Woodlake’s Quality Assurance Program

City Administrator Lara reported the following: a Quality Assurance Program (QAP) is comprised of two components, Quality Control and Acceptance. Quality Control is the responsibility of the contractor while acceptance is the responsibility of the City. Under the QAP, Quality Control is a sampling and testing program that will provide assurance that the materials and workmanship incorporated in each construction project are in conformance with the contract specifications, and acceptable to the City and/or oversight agencies such as Caltrans.

**ON A MOTION BY MARTINEZ, SECOND BY LOPEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE CITY OF WOODLAKE’S QUALITY ASSURANCE PROGRAM. APPROVED UNANIMOUSLY.**

- C. Action: Adoption of Resolution: Approval of Mitigated Negative Declaration for the 7 Points Development – PUBLIC HEARING

City Employee Waters reported the following: The Project Applicant intends to operate a 116,320 square foot cannabis cultivation facility on APN 059-110-024 on the south side of Avenue 344 between Road 196 and State Route 216. The project requires a zone change and annexation before the facility can be considered for cannabis cultivation.

The proposed cannabis project will require the annexation of APN 059-110-024 into the City of Woodlake. The 7.72-acre parcel is currently outside the City of Woodlake limits but within the City of Woodlake Sphere of Influence and is consistent with the City’s General Plan with the Industrial land use designation. The site is currently an abandoned packing house.

In addition to the above-mentioned annexation, the City of Woodlake is proposing to include APNs 059-090-022, 059-110-029 and -002 in the annexation application.

Tenant improvements to an abandoned citrus packing facility will accommodate:

- Approximately 91,229 square feet of cultivation
- 11,600 square feet of drying space
- 2,260 square feet for storage.
- Installation of curb, gutter, and 5’ sidewalk along the frontage of the facility on Avenue 344.
- Installation of a new drive approach with security gate on Avenue 344, approximately 60 feet east of the existing drive approach to be removed.

- Install a security gate on the existing western ingress/egress along Avenue 344.
- Installation of a landscape screen along the frontage of the facility on Avenue 344.
- Installation of perimeter security, including lighting, fencing and an alarm system, in accordance with Chapter 5.48 of the Woodlake Municipal Code.
- Regrading of the existing on-site 12,500 square foot storm water drainage basin.

To accommodate this Project, the following entitlements are required:

- Annexation into the City of Woodlake
- Zone Amendment from Tulare County Industrial (M-1) to City of Woodlake Light Industrial (LI)
- Conditional Use Permit to operate under a Cannabis Business License

A notice was circulated for the IS/MND and the City received comments from Caltrans requesting City coordination and that considerations be made regarding the size and locations of the drive approaches.

The proposed project was found to not have a significant effect on the environment because revisions in the project have been made by or agreed to by the project proponent. Mayor Mendoza opened the meeting for public comment.

**PUBLIC COMMENT OPENED 6:44**

**PUBLIC COMMENT CLOSED 6:45**

**ON A MOTION BY LOPEZ, SECOND BY MARTINEZ IT WAS VOTED TO ADOPT THE RESOLUTON AND APPROVE THE MITIGATED NEGATIVE DECLARATION FOR THE 7 POINTS DEVELOPMENT. APPROVED UNANIMOUSLY.**

- D. Action: Adoption of Resolution: Approve the Purchase and Sale Agreement for the Properties with APN No. 060-170-080 and APN No. 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. Council approved the purchase of the properties on September 12, 2016, in the amount of three hundred thousand dollars (\$300,000.00). The City has been in contact with Ruben Cervantes and Armando Banuelos about selling the property for the potential development of a gas station and carwash. The Purchase and Sale Agreement would sell the property for three hundred twenty-five thousand dollars (\$325,000.00). The buyers shall have one hundred eighty (180) days from the end of the Site Investigation Period to accomplish such Development Approvals or their deposit will be lost to the City.

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

- E. Action: Adoption of Resolution: Approve the Agricultural Lease Agreement for the Property with APN No. 060-170-071-000

City Administrator Lara reported the following: the City Council of the City of Woodlake has instructed staff to look at acquiring property that may be used in the future development of the City's water, sewer, industrial and park systems. The goal of the City is to be prepared for future expansion while making sure that the needs of today's citizens are met. On June 12, 2017, Council approved the acquisition of 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 City was approached by multiple entities looking to lease

the property for the upcoming crop year. After reviewing all offers the best offer was made by Alexandra Villapando. Ms. Villapando would lease the property through the current crop year for an annual fee equal to five hundred dollars (\$500) per acre or eight thousand, five hundred dollars (\$8,500.00).

**ON A MOTION BY MARTINEZ, SECOND BY LOPEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE AGRICULTURAL LEASE AGREEMENT FOR THE PROPERTY WITH APN 060-170-071-000. APPROVED UNANIMOUSLY.**

F. Information: Animal Control Update

City Administrator Lara reported the following: the City of Woodlake has continued to have issues with animal control for many years. Citizen concerns have been brought to the attention of Council and staff during public meetings and business hours. The City of Woodlake animal control services are a joint task between the City of Woodlake Police and Public Works Departments. With the limited resources available, both departments respond to animal control calls and patrol for animals. Below is a breakdown of how many dogs have been caught and transferred to the City of Porterville animal shelter. The City does not track animal control staff hours separately, so a specific amount could not be provided for expenditures associated with that service.

Year	No. of Dogs	Shelter Fees
• FY 14/15	294	\$11,470
• FY 15/16	249	\$9,940
• FY 16/17	180	\$7,190
• <u>FY 17/18</u>	<u>147</u>	<u>\$5,866</u>
<b>Total</b>	<b>869</b>	<b>\$34,466</b>

Please note that FY 17/18 numbers are for 10 months only. For FY 17/18 the City has sponsored a spay and neuter clinic for 70 dogs and updated its animal ordinance to only allow 4 animals per household.

VI. OTHER BUSINESS

A. Information: Items from Staff

City Administrator Lara – Reported North Valencia should be started on curb and lights this coming week. The Community Center is on schedule and should be completed by late July, early August. Playground equipment is going up at both Valencia Heights and Alsumiri park this week.

City Clerk Zacarias – Reported the next scheduled meeting will be on Tuesday, May 29<sup>th</sup> due to the Memorial Holiday on Monday the 28<sup>th</sup>. Closing ceremonies for Softball is scheduled for Wednesday, May 16<sup>th</sup> at 5:30 at Willow Ct. The first annual Softball tournament will be Friday, May 18<sup>th</sup> and Saturday, May 19<sup>th</sup>. Woodlake will host Farmersville.

City Attorney Zamora – Stated we should be proud of all we do; a lot gets done with a small staff.

B. Information: Items from Council

Councilmember Martinez – Would like to see a marquee added to our town. City Administrator Lara stated the cost is about \$25,000 so maybe this can be a future project. Councilmember Martinez asked if the City could provide a free service to the community to drop off any material that needs to be shredded. City Administrator Lara stated not at this time. Councilmember Martinez asked how we could get the addresses painted on the curbs and sidewalks. City Administrator Lara stated we can provide this service with monies from Measure R City tax. The project should begin July 1<sup>st</sup>.

Mayor Mendoza – Reported he attended the San Joaquin Valley policy conference, the discussion was One Voice and how everyone works together. Mayor Mendoza asked when the next EDC meeting will be scheduled. City Administrator Lara stated soon.

Mayor Mendoza asked staff to place the matter of the Student Representative on the agenda for the next scheduled meeting. He stated there will be a different process to appoint the next student representative and asked staff to prepare an application the student candidate may complete before the selection process.

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

“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, May 29, 2018 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 7:15 PM

Submitted by,

Irene Zacarias

City Clerk