

PRESENT: Councilmembers Mendoza, Martinez, Ortiz & Gonzalez

OTHERS: Lara, Waters, Zamora, Zacarias & Student Representative Frausto

ABSENT: Lopez

FLAG SALUTE

PUBLIC COMMENT

Lucky Oldfield, 35802 Road 180, Woodlake – Mr. Oldfield reported that their event on October 13th was a great success. There was over 1300 pounds of food donated for the local Woodlake pantry. There was over 105 people in attendance from all over the county. They also had representatives from Senator Andy Vidak's office and some Woodlake Police Officers. Mr. Oldfield thanked everyone for their support and a special thank you to Councilmember Martinez for volunteering on Saturday, his help was much appreciated. Mr. Oldfield asked to collect shirt sizes from Councilmembers and City Staff so that he may give them a 1-shirt from the event. City Clerk Zacarias will collect the information and give to Mr. Oldfield. Councilmember Martinez thanked Mr. Oldfield for all their work.

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 October 8, 2018
- B. Action: Approval of Warrants
- C. Action: Adoption of Resolution: Approval of the September 2018 Monthly Report of Investments

ON A MOTION BY GONZALEZ, SECOND BY ORTIZ IT WAS VOTED TO APPROVE THE CONSENT CALENDAR. APPROVED UNANIMOUSLY.

V. ACTION/DISCUSSION ITEMS

A. Information: Charter Presentation

Lisa Ludovici, Director for Charter Spectrum gave a presentation on the cable company. See attached PowerPoint

B. Action: Adoption of Resolution: Approve Tentative Subdivision Map 18-01, Castle Rock Park (Phase 3) – **PUBLIC HEARING**

Community Services Director Waters reported the following: The applicant is proposing a tentative map that is part of the previously approved Castle Rock Park development plan. The proposed map alters the street pattern of the development, adds park space, increases the number of lots (from 53 to 59) and does not substantially change the scope of the original project. The applicant is proposing a tentative map that slightly alters the original plan for Castle Rock Park. The proposed map would be the third phase of the Castle Rock Park plan. Two tentative maps were approved for the two earlier phases of the project. The proposed map would result in a 59-unit single family residential subdivision that will also include a park and pedestrian trail. Vehicular access is provided at Wutchumna Avenue, Holly Street, and Orangewood Drive. A park is centrally located to the proposed lots and can be accessed via a pedestrian trail. A storm system will be built that connects to the City's existing storm drain system. Lot sizes will range from approximately 5,300 square feet to 10,330 square feet, with most lots ranging from 6,000 to 7,000 square feet.

The width of the subdivision's roadways will vary in width from 56 feet to 60 feet curb to curb. As a condition of approval, the developer will install curb, gutters, sidewalks and lighting. The City will also require the applicant to enter into a subdivision agreement with the City that further outlines the development standards of the subdivision.

PUBLIC COMMENT OPENED: 6:54 PM

PUBLIC COMMENT CLOSED: 6:55 PM

ON A MOTION BY MARTINEZ, SECOND BY ORTIZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE TENTATIVE SUBDIVISION MAP 18-01, CASTLE ROCK PARK (PHASE 3). APPROVED UNANIMOUSLY.

- C. Action: Adoption of Resolution: Enter into a Purchase and Sale Agreement for the Property with APN No. 060-170-071 and 060-170-098

City Administrator Lara reported the following: The City owns a 17.87-acre parcel on the west side of town adjacent to the industrial park. The parcel sits on Road 204 and Avenue 344 and is planted olives. The site's proximity to the Naranjo Boulevard and Blair Road allow for good access and development potential. The City has received interest from multiple developers for the development of the above-mentioned site. The City has narrowed down two potential developers that would develop the property as a future industrial park. Both developments will include infrastructure improvements to City standards. The first offer is from Sabrina Lalani and Moe Essa. The offer is in the amount of One Million Seven Hundred Thousand Dollars (\$1,700,000.00). See attached Purchase and Sale Agreement Lalani and Essa. The second offer is from BPCA Woodlake-Blair, LLC, through its authorized principal, Charlton E. Lui, Trustee, Catalyst Trust. The offer is in the amount of One Million Seven Hundred Thousand Dollars (\$1,700,000.00). Mr. Charlton Lui and Mr. Moe Essa both spoke briefly about their intentions with the property for sale. Councilmember Martinez made a motion to enter into the purchase and sale agreement with Mr. Moe Essa., after some discussion, Mayor Mendoza stated they would take the item into closed session for further discussion and report back in open session.

- D. Action: Adoption of Resolution: Authorization to Initiate the Proposition 218 Process (Rate Increase for Refuse Services), Set a Public Hearing Date, and Approve Requirements for the Submission and Tabulation of Protests

Community Services Director Waters reported the following: Proposition 218 requires the City to provide notice and allow opportunity for a written protest prior to implementing a utility rate increase; if a majority protest is received then the rate increase cannot be adopted. If protests do not represent a "majority protest", then the City may adopt the rate increase. As part of the City's contract for refuse services with Mid-Valley Disposal, the City is proposing a modification of Woodlake's refuse rates is to 1) Comply with the agreement with Mid Valley Disposal to increase rates annually according to the CPI postings and 2) Introduce recycle and organics collection rates. The revenue from the modified rates and charges will not be more than the funds required for the City to provide adequate refuse service to City customers. The rates would receive an increase in CPI each year for the following five years from the current rate of \$22.25 to the projected rate of \$24.45 in 2019 for residential. A new recycle and organics collections rate will also be established for those customers that are impacted. The City's process for adopting the rate increase is as follows:

1. The first step is providing staff the direction to initiate the process. An affirmative vote on this agenda item tonight does not raise the refuse rates; it simply directs staff to proceed with the process.
2. Mail notices at least 45 days before public hearing. The second step in the process of adjusting rates is to mail notices to all refuse customers within the City's

service area. A standard letter will be sent out describing the amount of the rate adjustment, stating the effective date of the adjustment if approved, advising the customer of the protest procedure, and stating the date of the Public Hearing.

Those who wish to protest must submit a written protest.

3. Hold Public Hearing. On the appointed date (tentatively January 14th, 2019), the City Council will hold a public hearing and receive testimony on the matter of the proposed rate adjustment.
4. Approval of resolution at same meeting as hearing. Following the Public Hearing, if a majority protest has not occurred and the City Council approves of the rate increase, the City Council will approve a resolution pursuant to Woodlake Municipal Code section 8.16.

ON A MOTION BY MARTINEZ, SECOND BY GONZALEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND AUTHORIZE TO INITIATE THE PROP. 218 PROCESS. APPROVED UNANIMOUSLY

VI. OTHER BUSINESS

A. Information: Items from Staff

Community Services Director Waters – Reported the Castle Rock Estates project began, and houses should start before year end.

City Administrator Lara – Reported city staff will soon closeout the North Valencia project. The ribbon cutting at the Community Center went well. There was great attendance. Closing ceremonies for soccer will be November 3rd. Construction for AutoZone will begin soon. The South Valencia and North Magnolia projects are moving along well. The Council meeting on November 13th will be held at the new council chambers at the Community Center. Mayor Mendoza asked for a breakdown of the funding for construction of the Community Center. City Administrator Lara reported total project was just shy of 5 million, city received a USDA Grant in the amount of 3 million and the remainder was paid with general fund and Measure R and Measure S tax revenue.

Chief of Police Marquez – Reported Brewfest went well, no issues. Career Day is Friday and PD staff will participate. PD staff has been on school patrol with the K-9 unit. There was one find at the Elderwood School. The 2nd grade students from FJ White school toured both PD and City Hall.

City Attorney Zamora – Congratulated City Staff on the new Community Center.

Student Representative Daniela Frausto – Reported Woodlake Varsity Football took another win on Friday against Farmersville. Varsity girl's volleyball are on their way to Yosemite for Valley on Thursday. Band competed in their first march and field competition, they placed 5th in field and 3rd in march. Seniors are currently applying for their UC applications. E-Portfolios were introduced to the class of 2020. Juniors took the PSAT. The Drama Club and Band are putting on a Haunted House next week on Tuesday and Wednesday from 5 pm to 9 pm and will have a \$5.00 admission fee.

B. Information: Items from Council

Mayor Mendoza – Reported there will be an EDC meeting on November 8th at the new Council Chambers at 9 am. He will be attending an award ceremony in Fresno at 11 am to represent the City of Woodlake

C. Request from Council Members for Future Agenda Items

VII. CLOSED SESSION

1. **CONFERENCE WITH REAL PROPERTY NEGOTIATOR(S)** (Government Code § 54956.8). It is the intent of this governing body to meet in closed-session to confer with its real property negotiator concerning the purchase, sale, exchange, or lease of real property by or for this local agency as follows:

Property Description (Specify street address, or if no street address, the parcel number or other unique reference): APN# 060-170-071

Our Negotiator: City Administrator, Ramon Lara

Parties with whom negotiating: _____

Instructions to negotiator concerning: Price Terms of payment.

MEETING MOVED TO CLOSED SESSION AT 7:30 PM

MEETING RECONVENED AT 7:42 PM

MAYOR MENDOZA REPORTED A MOTION BY MARTINEZ, SECOND BY MENDOZA IT WAS VOTED TO ENTER INTO A PURCHASE AND SALE AGREEMENT FOR THE PROPERTY WITH APN NO. 060-170-071 AND 060-170-098 WITH SABRINA LALANI AND MOE ESSA. APPROVED UNANIMOUSLY.

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 Tuesday, November 13, 2018 at 6:30 p.m. at City Council Chambers located at 145 N. Magnolia, 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 7:42 PM

Submitted by,

Irene Zacarias
City Clerk