

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

OTHERS: Lara, Waters, Marquez, Zamora & Zacarias

ABSENT:

FLAG SALUTE

PUBLIC COMMENT – NONE

IV. CONSENT CALENDAR –ACTION AND INFORMATION ITEMS

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

- A. Action: Approval of Minutes of the regular meeting held on February 11, 2019
- B. Action: Approval of Warrants
- C. Action: Adoption of Resolution: Approval of the Lease Agreement for Property with APN No. 060-073-009
- D. Action: Accept Late Claim from Carpenter, Zuckerman & Rowley filed on February 7, 2019

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

V. ACTION/DISCUSSION ITEMS

Mayor Mendoza asked Council Members to continue to Item B due to Mr. Paul Saldana was not in attendance.

- B Action: Adoption of Resolution: Approval of the City of Woodlake’s Audited Basic Financial Statements and Single Audit Report on Federal Awards for the Year Ended June 30, 2018

City Administrator Lara reported the following: The City of Woodlake undergoes an annual independent audit of its basic financial statements of its governmental activities, its business-type activities, each of its major funds, and its aggregate remaining fund information. For Fiscal Year 2017/2018, the City of Woodlake contracted Rogers, Anderson, Malody & Scott, LLP to perform its City independent audit. The audit is conducted with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that the audit is performed to obtain reasonable assurance about whether the City financial statements are free of material misstatement. The audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. The audit also includes assessing the accounting principles used and the significant estimates made by management, as well as evaluating the overall financial statement presentation. The audit will also consider the City’s internal controls over financial reporting and test its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. Staff has reviewed the independent auditor’s report for the year ended June 30, 2018 and concurs with the report. The financial statements present fairly, in all material respects and there were no findings for the audit ending June 30, 2018.

ON A MOTION BY MARTINEZ, SECOND BY LOPEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE CITY OF

WOODLAKE'SAUDITED BASIC FINANCIAL STATEMENTS AND SINGLE AUDIT REPORT ON FEDERAL AWARDS FOR THE YEAR ENDED JUNE 30, 2019. APPROVED UNANIMOUSLY.

- C. Action: Adoption of Resolution: Approving the Final Subdivision Map 19-01, Castle Rock Park (Phase 3)
Community Development Director reported the following: The applicant is proposing a final 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 final 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.
ON A MOTION BY LOPEZ, SECOND BY MARTINEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE FINAL SUBDIVISION MAP 19-01, CASTLE ROCK PARK (PHASE 3). APPROVED UNANIMOUSLY.
- D. Action: Adoption of Resolution: Approving the Final Subdivision Map 19-01, Castle Rock Park (Phase 3)
Community Development Director reported the following: The applicant is proposing a development that is part of the previously approved Castle Rock Park development plan. The development includes 59 single family homes, adds park space, street improvements, a pedestrian trail and utility improvements. The proposed development agreement would result in a 59-unit single family residential subdivision with vehicular access being provided at Wutchumna Avenue, Holly Street, and Orangewood Drive. All units will be in near proximity of a centrally located park that can be accessed via a pedestrian trail. Storm water, water and sewer system will be built to connects to the City's existing systems. All improvements will be at the cost of the developer. 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 project follows all City of Woodlake development standards.
ON A MOTION BY LOPEZ, SECOND BY GONZALEZ IT WAS VOTED TO ADOPT THE RESOLUTION AND APPROVE THE DEVELOPMENT AGREEMENT FOR FINAL SUBDIVISION MAP 19-01, CASTLE ROCK PARK (PHASE 3). APPROVED UNANIMOUSLY.
- A. Information: EDC Presentation
Paul Saldana reported the following: The EDC adopted a new work plan which will allow them to work more directly with the cities and their needs. The EDC has opened 16 new industrial rural projects and 4 of the 16 are in the City of Woodlake. One of the projects is an aqua culture (fish growing) which is on the high end of the spectrum. EDC closed a project in 2013 which was a manufacturing facility for

hemp. One of the reasons for the closure was the law in California did not allow for products to be shipped in to California but that law has now changed, and project will be reopened. The EDC will be conducting a SWAT analysis of the city. Once this analysis is complete, EDC will meet with city staff to get feedback on how to best assist the cities. The EDC has also started a business loan fund to assist cities with new developments.

VI. OTHER BUSINESS

A. Information: Items from Staff

Chief Marquez – Reported individuals had been arrested for mail and identity theft. DavyRay Hall will participate in a boxing fundraiser on Saturday, April 6th. Woodlake PD has been doing traffic control at FJ White. Some drivers are still impeding the flow of traffic when dropping off or picking up their child. Woodlake PD has been educating drivers regarding the rules. Mayor Mendoza stated he has encountered peddlers in his neighborhood and has kindly told them the rules on this matter.

Community Services Director Waters – Reported the Basketball season is going well. Baseball and Softball sign ups are in full swing and the deadline is February 28th. An application for a CDBG grant was submitted today.

City Administrator Lara – Reported the Parks and Recreation Department has been doing well in keeping the Community Center busy. There is at least 1500 people who go thru the center weekly. Castle Rock field work will continue as weather permits. North Magnolia project is complete, lights should be completed in 30 days. There will be a 10-day closure on South Valencia. Auto Zone had a few delays but is now moving along. A dinner will be hosted by 4th District Supervisor Eddie Valero on Thursday, 2/28, if any council members are interested in going please notify City Clerk Zacarias. The City of Woodlake will be receiving an award for the Community Center in Sacramento on March 22nd. Please reach out to City Clerk Zacarias if you are interested in attending.

Daniela Frausto, High School Representative – Reported some students participated in the FJ White Path to Literacy. The Donkey Basketball game was a success, thank you to all who supported the teams. Students are preparing for state testing in May. Noted a correction to a previous report regarding percentage of high school graduates is 35% not 10% who are ready for college. Seniors who are college ready at the time of graduation will wear a white cord at the graduation ceremony.

B. Information: Items from Council

Mayor Mendoza – Reported he attended a TCAG board meeting today.

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.

City Administrator Lara stated there was nothing to discuss in 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, March 11, 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 7:21 PM

Submitted by,

Irene Zacarias

City Clerk