

Council Chambers  
300 First Street  
Woodland, California

August 7 1990

The Woodland City Council met in closed session from 6:45 p.m. until 7:30 p.m. to discuss personnel and litigation matters. Council then met in regular session at 7:30 p.m.

PLEDGE OF ALLEGIANCE:

Mayor Holman invited everyone present to join him in the pledge of allegiance to the Flag of the United States of America.

ROLL CALL:

COUNCIL MEMBERS PRESENT: Holman, Crescione, Flory, Sandy, Timothy

COUNCIL MEMBERS ABSENT: None

STAFF PRESENT: Kristensen, Suhr, Moe, Tribbett, Ruggiero, McPherson,  
Medina, Gunter

MINUTES:

On motion of Council Member Sandy, seconded by Council Member Flory and carried by unanimous vote, the City Council approved the minutes of the regular meeting of May 1, 1990; the adjourned meeting of July 7, 1990; the adjourned meeting of July 14, 1990; and the adjourned meeting of July 24, 1990, as prepared.

COMMUNICATIONS:

1. From Raymond G. Robles, 1250B Donnelly Circle, Woodland, a claim against the City was received in the amount of \$3,000 regarding his arrest on January 13, 1990 by the Woodland Police Department. The City's insurance representative GAB recommended that Council reject the claim. (See below for Council action.)

2. From Sandra Rangel (minor) and Leona Daniels (mother), 338 North Street, Woodland, a claim against the City was received for an unspecified amount in connection with an accident which occurred on July 8, 1990 on the sidewalk at the corner of College and Main Streets. The City's insurance representative GAB recommended that Council reject the claim. (See below for Council action.)

3. From the law offices of Caietti & Caietti a claim against the City was filed on behalf of Barbara Lyons for an amount to be determined regarding a vehicle accident involving claimant's car and a City vehicle driven by a Woodland Police Officer. The accident occurred on April 30, 1990 in the Sacramento area. The City's insurance representative GAB recommended that Council reject the claim. (See below for Council action.)

4. From the law office of David W. Reed a claim against the City was filed on behalf of Jerome Blakes in the amount of \$1.5 million in regard to his arrest by the Woodland Police Department on January 30, 1990. The City's insurance representative GAB recommended that Council reject the claim.

On motion of Council Member Crescione, seconded by Council Member Sandy and carried by unanimous vote, the City Council rejected and referred to the City's insurance representative claims filed against the City by the following persons: (1) Raymond Robles, (2) Sandra Rangel and Leone Daniels, (3) Barbara Lyons, and (4) Jerome Blakes.

5. From the State Department of Alcoholic Beverage Control a copy of an application was received for an on sale general public premises license for The Shanty, 800 Main Street, Woodland. This application was only for the purpose of adding a spouse to the license. No Council action was necessary.

6. From AT & T a notice was received advising of its application filed with the California Public Utilities Commission for authority to change prices and introduce new services. No Council action was necessary.

7. From Finance Director Peter Woodruff a memo was received advising that claims paid for accounts payable and payroll for the month of May 1990 totalled \$1,286,218.85 and claims for the month of June 1990 totalled \$2,043,555.70. No Council action was necessary.

#### COMMITTEE REPORTS:

1. From Chief of Police Bob McDonell a report was received transmitting the minutes of the June 8, 1990 meeting of the Governing Board of the Yolo County Communications Emergency Service Agency. No Council action was necessary.

2. From City Manager Kris Kristensen a report was received transmitting the minutes of the June 27, 1990 meeting of the Board of Directors of the Yolo County Transit Authority. No Council action was necessary.

3. From Director of Public Works Ron Tribbett a report was received transmitting the minutes of the July 2, 1990 meeting of the Traffic Safety Commission. No Council action was necessary.

4. From Community Development Director Janet Ruggiero a report was

received summarizing action taken by the Historical Preservation Commission at its meeting of July 10, 1990. Ms. Ruggiero advised Council that the report indicated the Commission recommended preparation of a historic property preservation agreement pursuant to the Mills Act, and Council will be asked to approve that agreement at a later date.

5. From the Community Development Director a report was received transmitting minutes from the July 10, 1990 meeting of the Downtown Parking District Review Committee. No Council action was necessary.

6. From the City Manager a report was received summarizing the topics discussed at the July 11, 1990 Chamber/City 2 x 2 meeting. The principal topic of discussion was the proposed concept of the School District and City jointly conducting an opinion poll on capital project needs for both organizations. No Council action was necessary.

7. From the Community Development Director a report was received transmitting the minutes of the July 11, 1990 and July 24, 1990 meetings of the Planning Commission regarding the Southeast Area Specific Plan. No Council action was necessary.

8. From Parks and Recreation Director John Suhr a report was received summarizing action taken by the Parks and Recreation Commission at its meeting of July 18, 1990. The Commission met in a study session and reviewed the Parks and Recreation Element of the Policy Plan. No Council action was necessary.

9. From the Parks and Recreation Director a report was received summarizing action taken by the Child Care Commission on July 30 and August 1, 1990, as follows:

(a) Commission recommended to Council that Child Action's request for \$1,000 be granted for use with the California Child Care Initiative Project.

(b) Commission heard comments and welcoming remarks from the City Manager.

(c) Commission established terms for members as follows: Four-Year Terms (ending December 31, 1994) - Pam Grigsby Jones, Pam McKeand and Gloria Smith; Three-Year Terms (ending December 31, 1993) - Christine Golnik, Nancy Schou-Phibbs and Nadine Noelting; and Two-Year Terms (ending December 31, 1992) - Elizabeth Flynn. Selection was done by lottery.

(d)Commission agreed that the 1st Wednesday of each month from 7:00 to 10:00 p.m. would be the regularly scheduled meeting time for the Child Care Commission. The regular Commission meeting for the month of August will be held on the 4th Wednesday.

(e)Commission adjourned the July 30, 1990 meeting to August 1, 1990, at 8:00 a.m.

(f)Commission established a temporary term of office from August 1, 1990 to December 31, 1990. Elections thereafter, will be held every December for the following calendar year.

(g)Commission elected Nancy Schou-Phibbs as Chairperson and Gloria Smith as Vice-Chairperson.

(h)Commission discussed establishing rules of conduct and were advised that a rough draft will be prepared for review at the August 22 Commission meeting.

PUBLIC COMMENT:

Gary Wirth gave Council Members hats from the Downtown Improvement Association and told Council that the Association will be having a booth at the Yolo County Fair.

Walter Simons, 1452 Clearwater Way, Woodland, requested landscaping at the State Route 113 overpass near Willow Springs Subdivision. The City Manager advised that staff is trying to look at what would be appropriate for landscaping in that area.

Mayor Holman commented on the need for water conservation.

Council Member Elaine Timothy reported to the Council and audience on the recent Mayor and Council Members' executive forum sponsored by the League of California Cities which she attended in Monterey.

HEARING - PREZONING COLLEGE PARK PROJECT:

The City Manager said this time had been set for a hearing to consider the prezoning of the College Park Project, but he advised that Lou Fox (developer) of Sweetwater Enterprises, Inc., requested postponement of the hearing to allow additional time for him to meet with neighbors regarding concerns about the annexation of the

property.

On motion of Council Member Flory, seconded by Council Member Sandy and carried by unanimous vote, the City Council continued the hearing to consider rezoning the College Park Project area (located south of Kentucky Avenue between North College Street and Palm Avenue) to September 4, 1990.

HEARING - APPEAL RE COLLEGE PARK PROJECT:

On motion of Council Member Timothy, seconded by Council Member Crescione and carried by unanimous vote, the City Council continued the hearing on the appeal filed by Mark Milton regarding the conditional use permit for the College Park Project to September 4, 1990.

HEARING - CLANTON PROJECT PREZONING AND PARK EXTENSION:

The City Manager said the third public hearing scheduled is for the purpose of rezoning the Clanton Project property (in the vicinity of West Kentucky Avenue, County Road 98 and County Road 98-B).

The Community Development Director gave the staff report. The proposal was to rezone the property from M-I and A-1 (Yolo County) to R-1 Single Family Residential and R-1/PD Single Family Residential/Planned Development Zone.

Mayor Holman opened the public hearing.

The following persons spoke in support of the proposed rezoning: Sally Oliver; Dick Hoppin, attorney, representing Olga Wahl; and Ray Thompson, developer, of Stanley Davis Co.

Tom Dixon and Mike Grundy, representing Rain For Rent, voiced opposition to the proposed rezoning of Rain For Rent's property to R-1 Single Family Residential. They said their business has been at this location for 17 years and estimated it would cost \$1.4 million to relocate. Joe Moreno, representing homeowners south of Rain For Rent property, said they wanted Rain For Rent to remain at their current location and objected to their business being forced out. Completed questionnaires were submitted by nine nearby property owners stating that they would prefer to have Rain for Rent as their neighbors to the north and that the City adopt a rezoning that will permit their operation to continue as a "conforming" land use.

There being no further comments, Mayor Holman closed the hearing.

On motion of Council Member Crescione, seconded by Council Member Timothy and carried by unanimous vote, the City Council requested a report and recommendation from the Planning Commission for rezoning the Clanton Project property R-1 Single Family Residential, R-1/PD Single Family Residential/Planned Development, and I/PD Industrial/Planned Development (for only the Rain For Rent parcel).

HEARING - REPORT ON EXPENDITURE OF COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS:

The City Manager said the last public hearing is for the purpose of reviewing the Performance Report on Community Development Block Grant funds expended as of June 30, 1990.

The Community Development Director gave the staff report.

Mayor Holman opened the hearing, and there being no comments, he closed the hearing.

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council instructed staff to forward the Performance Report to Housing and Urban Development (HUD) with information as outlined in the staff report.

TEMPORARY ADJOURNMENT OF COUNCIL MEETING:

Mayor Holman temporarily adjourned the meeting of the Council at 8:53 p.m. in order to convene the meeting of the City of Woodland Redevelopment Agency. See Agency minutes attached to these Council minutes as Exhibit A. At 9:25 p.m. the Redevelopment Agency meeting was adjourned, and the Council meeting was reconvened.

REPORTS OF CITY MANAGER:

CONSENT CALENDAR:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council approved the following Consent Calendar items:

COMPLETION OF AUXILIARY POWER ADDITION TO CRAWFORD PARK WELL:

The City Council accepted the addition of auxiliary power to Well No. 16 at Crawford Park (Project No. 89-06) by Fill-Meyer Construction as complete; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to execute the notice of completion.

COMPLETION OF STAGE I WASTEWATER TREATMENT PLANT IMPROVEMENTS:

The City Council accepted the 1988 Stage I Wastewater Treatment Plant Improvements by Kiewit Pacific Company as complete; directed the City Clerk to file a notice of completion; and authorized the Mayor and City Manager to sign the notice of completion.

RESPONSE TO YOLO COUNTY GRAND JURY RECOMMENDATIONS:

The City Council approved the letter of response prepared by the City Manager to the 1989-90 Yolo County Grand Jury recommendations.

REGIONAL PARK PLAN CHANGE ORDER:

The City Council authorized Change Order No. 1 with Vail Engineering for administrative services pertaining to Phase I of the environmental assessment of the Regional Park site. This change order will accomplish the first phase of determining if the Regional Park site is free of hazardous materials, and the cost of the change order is \$6,900.

BID CALL - 1990 STREET PROJECT:

The City Council authorized the advertisement for bids for the 1990 Street Project.

REGULAR CALENDAR:

CHILD ACTION REQUEST FOR FUNDS:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council approved co-sponsoring the Yolo County Child Care Initiative in 1990-91 with a contribution of \$1,000.

COMPUTER PROJECT - PHASE I:

Assistant to the City Manager Sandy McPherson reported to the Council that on June 7, 1990 bids were opened for Phase I of the Computer Project which includes the proposed purchase of thirteen IBM compatible computers, twelve H.P. Laser Jet Series III printers, one Dot Matrix printer, training and an extended maintenance agreement. She said a committee of five City employees with extensive experience and training in computers reviewed the bid packages and recommended awarding the bid to Computer Concepts of Woodland in the amount of \$76,888.35. The bid from Computer Concepts was fifth from the lowest among twelve bids received. Ms. McPherson said the committee's recommendation was based on the following: (1) the vendor's computer (Everex) meets the specifications as stated in the computer bid package; (2) the vendor is a well established business in Woodland; (3) the vendor received outstanding recommendations from businesses that have used the vendor for computer purchases, installation, training and service; and (4) Computer Concepts has installed equipment and provided training to organizations similar in size to the City of Woodland.

Bernard Rocksvold, owner of Business Management Solutions of Woodland (one of the bidders), submitted a letter to the Council stating that he felt the committee's recommendation to award the bid to Computer Concepts was unfair since his bid was considerably lower.

Council Member Flory expressed his concern that the proposed bid award is in excess of \$70,000 and that there is no master plan for the computer project. He said he cannot support the purchase unless there is a master plan.

Council Member Crescione had concerns about the disqualification of the bid from Business Management Solutions.

Council Member Sandy also said he felt Council should first address the master plan before approving the computer purchase.

Council Member Flory said he hoped the City could get a consultant as soon as possible.

After further discussion Council agreed to reject the bids and authorized the City Manager and his Assistant to evaluate the most critical departments of need and report back to Council.

Purchasing Manager Al Mancilla advised the Council that the bids were structured so that the City would buy all of the equipment at once, but there is

some language in the instructions to bidders that the City does have the ability to buy less or more equipment. He said if the City decides to buy less equipment Computer Concepts does not have to hold to the bid price. He said if the City calls for bids at a later date the equipment may be comparable to this bid package but it may not.

The City Manager said he felt he had enough information from the Council to proceed.

ELKHORN AREA DEVELOPMENT PROPOSAL (RAMOS/I-5 METRO PROJECT):

The Community Development Director said the I-5 Metro Center development proposed for Interstate 5 and Elkhorn contains 243 acres. The proposal is to set aside 71.7 acres for General Commercial land use which allows a wide range of commercial uses as well as a business park proposal and 3.88 acres for open space. She said this development will have a definite impact on the City of Woodland, particularly with respect to housing for people employed at the project, the flood hazards for the area, services required for the project as well as environmental impacts. She said the County of Yolo was advised that the City would be reporting back to them with its concerns.

Council Member Sandy reminded Council that former Mayor Nofziger addressed the County Board of Supervisors expressing the City's opposition to the placement of this project in the County's Growth Management Plan.

Council Member Timothy said Woodland needs to know the source point of the water to be used by the project and how will the project's water needs effect existing development. She said there are also concerns about air quality and recycling efforts.

Council Member Sandy said he just does not understand the rationale for this project at all.

The Community Development Director said staff will draft a letter that addresses Council concerns. She said this project has significance since it is on the outskirts of the Woodland General Plan Area and impacts on all of the services the City of Woodland provides. She said she will report back to Council on the EIR for the project.

PURCHASE OF 522 NORTH STREET & 3 CARNEGIE WAY PROPERTY:

On motion of Council Member Flory, seconded by Council Member Timothy and carried by unanimous vote, the City Council approved the purchase of properties at 522 North Street and 3 Carnegie Way in the amount of \$145,000 plus certain closing costs. (Over the past decade the City has been attempting to purchase all of the parcels on the block bounded by Court, College, First and North Streets on which the City Library is located in order to develop off-street parking serving the Library and nearby businesses.)

DOWNTOWN IMPROVEMENT PROJECT:

On motion of Council Member Timothy, seconded by Council Member Flory and carried by unanimous vote, the City Council increased the contingency for the Downtown Improvement Project to \$150,000 to provide for the asphalt concrete overlay and any additional changes which may occur as a result of the work within the Plaza area.

BID AWARD - ENGINE ANALYZER:

On motion of Council Member Crescione, seconded by Council Member Timothy and carried by unanimous vote, the City Council awarded the bid for an engine analyzer to Sun Electric Corporation from Pleasanton, CA, in the amount of \$25,650.71.

EXTENSION OF COUNCIL MEETING TIME:

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council extended the time of the Council meeting from 11:00 p.m. to 11:15 p.m.

CITY ATTORNEY SERVICES:

The City Manager, Council Members Flory and Timothy reviewed City Attorney Ron Moe's contract as well as information gathered on city attorney services for comparable cities in northern California. The City Manager said the committee recommends to Council that the City seek proposals for City Attorney services from legal firms experienced in municipal law in an effort to compare what these firms may be able to offer with our existing services. He pointed out that the committee's recommendation is not an indication of dissatisfaction with Mr. Moe's services but rather an attempt to determine if the existing services are the best value or if another opportunity would be better for the City. He said the committee is prepared to review the proposals in October and come back to

Council with a recommendation. In the meantime City Attorney Ron Moe has agreed to continue providing city attorney services.

Council Member Crescione said he would like to have former Council Members participate in review of the proposals. He also said he would like the proposals to include samples of their work. He said he was concerned that if we are going to make a change in City Attorney services, the change should be at least equal to what we have.

Council Member Sandy said if the review committee is to be expanded, there should also be some attorneys on the committee.

The City Manager said there are some former Council Members who are attorneys as well and may be willing to assist the committee.

On motion of Council Member Sandy, seconded by Council Member Crescione and carried by unanimous vote, the City Council authorized issuance of request for proposals on City Attorney services.

#### COMMUNITY CENTER/POLICE BUILDING TASK FORCE:

On motion of Council Member Timothy, seconded by Council Member Crescione and carried by unanimous vote, the City Council appointed the following persons to the eight-member Community Center/Police Building Task Force: Iver Johnson, representing the Senior Center with John Ferns as his alternate; Jack Hudock, representing the Chamber of Commerce; Marlin "Skip" Davies; Warren Meyer; Roger Kohlmeier; Wayne Ginsburg; Rosemary O'Keefe; and Marilyn Davis.

#### RECYCLING COMMITTEE:

On motion of Council Member Sandy, seconded by Council Member Timothy and carried by unanimous vote, the City Council appointed Council Member Flory to the Recycling Committee replacing Mayor Holman.

Council was advised that at the next regular meeting Council will be asked to appoint another Council Member to the Solid Waste Committee replacing Mayor Holman.

#### FUTURE MEETING AGENDA ITEMS:

Council Member Sandy requested that Council schedule a discussion about

conflict of interest guidelines for the board and commission applicant interview process. He also requested a future agenda item regarding the State Budget process and the suspension of Brown Act mandates requiring meeting notices and public comment period.

ADJOURNMENT:

At 11:11 p.m. the Council adjourned the meeting.

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City Clerk of the City of Woodland