



CITY OF NAPA

955 School Street
Napa, CA 94559
www.cityofnapa.org

MEETING MINUTES - Final

CITY COUNCIL OF THE CITY OF NAPA

Mayor Jill Techel
Vice Mayor Doris Gentry
Councilmember Liz Alessio
Councilmember Mary Luros
Councilmember Scott Sedgley

Tuesday, January 21, 2020

2:00 PM

City Hall Council Chambers

Special Meeting - 2:00 PM

A Special Meeting for the City Council of the City of Napa was called on Tuesday, January 21, 2020 at 2:00 p.m. to be held at City Hall Council Chambers, 955 School Street, Napa, California, for the purpose identified on this Agenda. This Special Meeting was called in accordance with California Government Code Section 54956.

1. CALL TO ORDER: 2:01 P.M.

1.A. Roll Call:

Present: 5 - Councilmember Alessio, Vice Mayor Gentry, Councilmember Luros, Councilmember Sedgley, and Mayor Techel

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental item:

Item 4.A.: PowerPoint Presentation by City Staff.

(A copy of the supplemental document is on file in the City Clerk's department)

3. PUBLIC COMMENT:

Gary Orton, resident, on behalf of the Napa County Progressive Alliance - spoke in support of the transition to district elections for Councilmembers.

4. ADMINISTRATIVE REPORTS:

- 4.A. [2140-2019](#) Public Safety and City Hall Facilities Project, Including Buildings for City Offices, Meeting Spaces, and Related Facilities for Public Safety, General Government Administration, Fire Station No. 1, and Public Parking
- Nancy Weiss, Project Manager, opened the staff report, introduced the project team, and provided the project background.
- Laura Blake, Architect, reviewed the project Alternatives, referred to as Option 1, Option 2 and Option 3.
- James Birkey, Vice President, JLL, reviewed the estimated costs of each Option, potential Investment Alternatives for Fire Station No. 1.
- Councilmember Segley posted a question regarding relocation. Ms. Blake responded.
- Ms. Weiss further reviewed staff's recommendation of Option 1.
- Finance Director Bret Prebula, provided a review of the financial framework.
- Heather Maloney, Administrative Services Manager, Public Works, reviewed the project communications and community engagement efforts. She shared results from the community survey, noting key comments from both members of the public and City staff.
- Ms. Weiss reviewed next steps.
- Mayor Techel called for public comment.
- Aaron medina Secretary for NPOA - thanked staff and Council for the outreach, noted previous issues. Shared that NPOA endorsed option 2.
- Nicole Goehring - VP of Government and Community Affairs for Associated Builders and Contractors Northern California - shared there was an alternative construction workforce that is out there, and available. Would like to have the community building the community.
- Brendan Kelly, Architect and Developer - spoke in regard to the funding of the project, offered mixed use residential downtown.
- Chuck Shinnamon, resident - provided comments regarding history of Napa's downtown. Sees project as an urban design question to ensure the project integrates with downtown. Not convinced site plans provided will work and shared various concerns.

Amanda Steiner, NCEA/SEIU Field Representative - supported the need for a facility, but voiced various concerns relating to cost, the maintenance agreement, and parking. Would like to see a PLA agreement. Shared concern of possible future economic downtown. Could support option 2 or 3 with phasing of a fire department.

Dan Worden, resident - voiced concerns with aesthetics, would like the lots programmable to become more housing. Structured parking on mega block, surrounded by building, would be a good approach.

Chris Craiker, local architect, - shared he thought the City was trying to put too much in one block. Shared structured parking would likely be necessary. Would rather that City Hall would be first thing to see driving in on first street rather than a fire station.

Mitchel Caldwell, President, Napa City Firefighters Association - provided comments in support of option 1.

Mayor Techel brought the discussion back to Council. The meeting continued with Councilmembers providing individual comments and questions regarding each option and the project overall. Staff and project team responded to various questions.

A motion was made by Vice Mayor Gentry, seconded by Councilmember Sedgley to direct staff to a) proceed with Project Option #1; b) return to Council in late spring with recommendations on potential financing plan, proposed project delivery structure, and updated delivery schedule. The motion carried by the following vote:

Aye: 4 - Alessio, Gentry, Sedgley and Techel

No: 1 - Luros

A motion was made by Vice Mayor Gentry, seconded by Councilmember Alessio, to authorize the City Manager to execute the Second Amendment to the Exclusive Negotiation Agreement ("ENA") for the Civic Center and Downtown West End Gateway Project with Plenary Properties Napa, LLC; to suspend deadlines for performance under the ENA, during the evaluation of proposed project delivery structure, through July 31, 2020, with an option for further extensions by the City through December 31, 2020. The motion carried by the following vote:

Aye: 5 - Alessio, Gentry, Luros, Sedgley and Techel

A motion was made by Vice Mayor Gentry, seconded by Councilmember Alessio, to authorize the City Manager to execute Amendment No. 3 to

Agreement No. C2018-331 with Jones Lang LaSalle in the increased amount of \$320,000 for a total Agreement amount of \$1,255,500. The motion carried by the following vote:

Aye: 5 - Alessio, Gentry, Luros, Sedgley and Techel

A motion was made by Vice Mayor Gentry, seconded by Councilmember Alessio, to authorize the City Manager to execute Amendment No. 3 to Agreement No. C2018-044 with Laura Blake Architect for project design services in the increased amount of \$39,000 for a total agreement of \$304,000. The motion carried by the following vote:

Aye: 5 - Alessio, Gentry, Luros, Sedgley and Techel

5. COMMENTS BY COUNCIL OR CITY MANAGER: None.

6. CLOSED SESSION:

City Attorney Barrett announced the closed session items.

He shared that, because of the lateness of the hour, and that the meeting had gone beyond the start time of the regular 3:30 P.M. meeting that afternoon, staff recommended a brief recess into closed session to discuss scheduling and that they would return for the regular meeting shortly thereafter. Council agreed, and the meeting recessed at 3:52 P.M.

- 6.A.** [2220-2019](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6): City designated representatives: Steve Potter, Michael Barrett, Fran Robustelli, Julie Lucido, and Jennifer Brizel. Employee organization: Napa City Employees Association (NCEA).
- 6.B.** [2222-2019](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6): City designated representatives: Steve Potter, Michael Barrett, and Fran Robustelli. Employee organization: Administrative, Managerial and Professional Employees Unit (AMP).
- 6.C.** [2221-2019](#) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION (Government Code Section 54956.9(d)(3)): Significant exposure to litigation in one potential case related to a letter to the City Clerk from Scott J. Rafferty dated December 27, 2019.

Council met in Closed Session from 3:53 P.M. to 4:00 P.M., at which point the meeting was recessed to the regularly scheduled meeting.

Closed session reconvened at 6:37 P.M.

The meeting adjourned at 7:27 P.M. There was no reportable action.

7. REPORT ACTION TAKEN IN CLOSED SESSION:

8. ADJOURNMENT: 7:27 P.M.

Submitted by:

Tiffany Carranza, City Clerk