



CITY OF NAPA

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

MEETING MINUTES - Draft

CITY COUNCIL OF THE CITY OF NAPA

Mayor Scott Sedgley
Vice Mayor Beth Painter
Councilmember Liz Alessio
Councilmember Mary Luros
Councilmember Bernie Narvaez

Tuesday, February 21, 2023

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session

6:30 PM Evening Session

3:30 P.M. AFTERNOON SESSION

1. CALL TO ORDER: 3:30 P.M.

1.A. Roll Call:

Present: 5 - Councilmember Alessio, Councilmember Luros, Councilmember Narvaez, Vice Mayor Painter, and Mayor Sedgley

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Items 5.D. and 6.A.:

- PowerPoint Presentations by City staff.

(Copies of all supplemental documents are included in Attachment 1)

3. PUBLIC COMMENT:

Carol Barge - provided comments in support of local preference ordinance for affordable housing and asked to agendaize discussion at a future meeting.

Cassandra Walker, representing Napa Housing Coalition - provided comments encouraging Council to adopt a local preference ordinance.

Pablo Zatarain, Executive Director of Fair Housing Napa Valley, in support of, and in partnership with Napa Housing Coalition - provided comments encouraging Council to adopt a local preference ordinance.

Glen Lovall, Napa Housing Coalition - provided comments encouraging Council to adopt a local preference ordinance.

4. CONSENT CALENDAR:**Approval of the Consent Agenda**

There was a request from a member of the public to pull Item 4.C. for comment.

A motion was made by Councilmember Luros, seconded by Vice Mayor Painter, to approve the Consent Agenda with item 4.C. pulled for comment. The motion carried by the following vote:

Aye: 5 - Alessio, Luros, Narvaez, Painter, and Sedgley

4.A. [052-2023](#) City Council Meeting Minutes

Approved the minutes from the February 7, 2023 Regular Meeting of the City Council.

4.B. [054-2023](#) Community Development Block Grant Advisory Committee (CDBG) Membership

Appointed new members, Richard H. Tippitt and Kiera Lager, to the Community Development Block Grant Advisory Committee (CDBG) for terms effective immediately and ending September 30, 2026.

4.C. [053-2023](#) Annual Update to Speed Limits on City Streets

This item was pulled for comment by D. Corey.

D. Corey provided comments in opposition of the ordinance and shared concerns with the data previously presented. He suggested postponement of the approval until the traffic calming program had been completed.

There were no additional comments from members of Council.

A motion was made by Councilmember Narvaez, seconded by Vice Mayor Painter, to approve the second reading and final passage, and adopt Ordinance O2023-001 amending Napa Municipal Code Section 10.20.040 related to the establishment and enforcement of speed limits. The motion carried by the following vote:

Aye: 5 - Alessio, Luros, Narvaez, Painter, and Sedgley

Enactment No: O2023-001

4.D. [479-2022](#) Storm Drain Infrastructure Condition Assessment

Authorized the Public Works Director to execute on behalf of the City an amendment to Agreement No. C2020-116 with National Plant Services, Inc., for a Storm Drain Infrastructure Condition Assessment in the increased amount of \$500,000 for a total contract amount not to exceed \$1,375,000.

4.E. [042-2023](#) On-Call Land Surveying Services

Authorized the Public Works Director to execute on behalf of the City amendments to (1) Agreement No. C2021-033 with Cinquini & Passarino, Inc. and (2) Agreement No. C2021-034 with CSW/Stuber-Stroeh Engineering Group, Inc. for On-Call Land Surveying Services to increase the not to exceed amount for each agreement from \$250,000 to \$500,000 and to extend the term of each agreement to June 30, 2024.

4.F. [043-2023](#) State Route 29 Bicycle and Pedestrian Undercrossing Project

Adopted Resolution R2023-013: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with, Suulutaaq, Inc., for State Route 29 Bicycle and Pedestrian Undercrossing Project in the bid amount of \$2,089,002.59; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$962,250 for a total project amount not to exceed \$3,051,252.59; and (3) determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

Enactment No: R2023-013

5. ADMINISTRATIVE REPORTS:

5.A. [055-2023](#) Compensation and Benefits for City Attorney

City Attorney Barrett left the room at 3:46 P.M.

Human Resources Director Heather Ruiz provided the staff report.

Mayor Sedgley called for public comment; there were no requests to speak.

A motion was made by Councilmember Alessio, seconded by Councilmember Luros, that to adopt Resolution R2023-014 approving revisions to the compensation for the City Attorney.. The motion carried by the following vote:

Aye: 5 - Alessio, Luros, Narvaez, Painter, and Sedgley

Enactment No: R2023-014

City Attorney Barrett returned to the room at 3:48 P.M.

5.B. [464-2022](#) Proclamation of Local Emergency to Respond to the Coronavirus (COVID-19)

City Manager Potter provided the staff report.

Mayor Sedgley called for public comment; there were no requests to speak.

A motion was made by Vice Mayor Painter, seconded by Councilmember Alessio, to continue the Proclamation of Local Emergency authorizing the City Manager to take actions necessary to respond to the Coronavirus (COVID-19); and ratify actions taken by the City Manager in implementation of the Proclamation of Local Emergency. The motion carried by the following vote:

Aye: 5 - Alessio, Luros, Narvaez, Painter, and Sedgley

5.C. [352-2022](#) Legislative Platform

Deputy City Manager Molly Rattigan opened up the report.

Katie Petersen and Drew Donaher, of Merchant McIntyre, who joined via video conference, provided update on past and upcoming projects at the local and Federal level.

Mayor Sedgley called for public comment; there were no requests to speak from members of the public.

Discussion was turned over to Council. Brief individual comments ensued.

A motion was made by Vice Mayor Painter, seconded by Councilmember Alessio, to adopt Resolution R2023-015 approving the 2023 Legislative and Regulatory Platform, with the incorporation of one amendment to Resolution Exhibit "A" to add the parenthetical clause to the end of Priority Area 4(f): "(e.g., roadway safety, bicycle and pedestrian safety, and traffic calming measures)." The motion carried by the following vote:

Aye: 5 - Alessio, Luros, Narvaez, Painter, and Sedgley

Enactment No: R2023-015

5.D. [029-2023](#) Council Spotlight - Code Enforcement

(See supplemental document in Attachment 1)

Parking and Code Enforcement Manager Tony Valadez, and Assistant City Attorney Kelly Trujillo, provided the staff report.

There were no requests to comment from members of the public.

Brief individual Council comments ensued.

6. PUBLIC HEARINGS:

6.A. [413-2022](#) Adoption of 2021 International Property Maintenance Code Standards

(See supplemental document in Attachment 1)

Parking and Code Enforcement Manager Tony Valadez provided the staff report.

(Councilmember Luros briefly left the meeting from 4:19 P.M. to 4:22 P.M.)

Mayor Sedgley called for disclosures; there were none.

Mayor Sedgley opened public testimony.

Jim McNamera - shared concerns of overpopulation, un kept homes, graffiti, and parking violations in his neighborhood.

A motion was made by Councilmember Alessio, seconded by Councilmember Narvaez to close the public testimony. The motion carried unanimously.

Discussion was turned over to Council. Individual Council questions and comment ensued.

A motion was made by Vice Mayor Painter, seconded by Councilmember Luros, to approve the first reading and introduction of an ordinance amending the Napa Municipal Code to add a new Chapter 15.10 "International Property Maintenance Code" with modifications and determining the actions authorized by this Ordinance are exempt from CEQA. The motion carried by the following vote:

Aye: 5 - Alessio, Luros, Narvaez, Painter, and Sedgley

7. CONSENT HEARINGS:**Approval of the Consent Agenda**

Mayor Sedgley announced the consent hearing. There were no requests to speak; the hearing was opened and closed without comment.

A motion was made by Councilmember Luros, seconded by Councilmember Narvaez, to approve the Consent Hearing Agenda. The motion carried by the following vote:

Aye: 5 - Alessio, Luros, Narvaez, Painter, and Sedgley

7.A. [033-2023](#) Adjustment to Recyclable Materials Gate Fees for Materials Diversion Facility

Adopted Resolution R2023-016 establishing recyclable materials gate fees at the City's Materials Diversion Facility, to become effective March 1, 2023.

Enactment No: R2023-016

8. COMMENTS BY COUNCIL OR CITY MANAGER:

City Manager Potter shared that he would follow-up with Mr. McNamera following his earlier public comment.

Councilmember Alessio, in response to comments regarding requests for a local preference ordinance, reiterated her support for such an Ordinance.

Councilmember Narvaez thanked staff that was involved in hosting the City's Annual Employee Breakfast; he was honored to attend and help recognize all the new hires and promotions.

9. CLOSED SESSION:

City Attorney Barrett announced the Closed Session items.

- 9.A.** [061-2023](#) • CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code Section 54956.8): Property: an approximately 8,000 square foot property located at 1126 First Street (APN 003-166-017). City Negotiators: Steve Potter, Vin Smith, and Michael Barrett. Negotiating Parties: City of Napa and Coombs Street LLC. Under Negotiation: price and terms of payment.
- 9.B.** [062-2023](#) • CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION (Government Code Section 54956.9(d)(4)): Initiation of litigation in one case.

CITY COUNCIL RECESS: 4:38 P.M.

6:30 P.M. EVENING SESSION

10. CALL TO ORDER: 6:30 P.M.

10.A. Roll Call:

Present: 4 - Councilmember Alessio, Councilmember Narvaez, Vice Mayor Painter, and Mayor Sedgley

Absent: 1 - Councilmember Lueros

11. PLEDGE OF ALLEGIANCE:

Mayor Sedgley asked students in attendance from Vintage High School to lead the Pledge of Allegiance.

12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

Item 15.A.:

- PowerPoint presentation from City staff.
- Memo from City staff dated February 17, 2023.

Item 16.A.:

- PowerPoint presentation from City staff.
- Email from Chris D. Craiker.

Item 16.B.:

- Emails from Lita Bruce and Eve Ryser.

(Copies of all supplemental documents are included in Attachment 2)

13. SPECIAL PRESENTATIONS:**13.A. [068-2023](#) Black History Month**

Mayor Sedgley and member of Council read the proclamation. Lilea Heine, representative of the Napa Valley Black History Month Celebration Steering Committee, joined by Quinn Thompson, accepted the proclamation and provided remarks.

14. PUBLIC COMMENT:

Richard Bruns - provided comments regarding parking meters.

Kevin Bingham, Bingham Potable Water - provided comments regarding potable water and questioned why water rations for potable water were still in place and proposed an increased in allocations.

Thomas Sykes - provided comments regarding excessive speeding in fuller park residential areas due to cut-through traffic and shared proposed calming measures.

15. ADMINISTRATIVE REPORTS:

15.A. [036-2023](#) Community Recovery Bank - City Manager's Funding Recommendations

(See supplemental document in Attachment 2)

Mayor Sedgley introduced the item.

Mayor Sedgley and Councilmembers disclosed individual conflicts of interest among individual recipients of the proposed funding. Mayor Sedgley and Councilmember Alessio shared they would need to recuse from any action to fund the Napa County Historical Society as they both served on the Board. Additionally, Councilmember Narvaez shared he would need to recuse from any action to fund the Boys & Girls Clubs Napa Valley as he served on the Board. Councilmember Painter had no conflicts.

Assistant City Manager Liz Habkirk and Finance Management Analyst Linda Zvarcova provided the staff report.

Assistant City Manager Habkirk shared that, due to a lack of quorum of Councilmembers available to vote on the grant recommendation for the Napa County Historical Society item, staff would remove the recommendation from the resolution, and that the total amount of funding recommended that afternoon would be \$1,125,000. Staff would bring the recommendation for the Napa County Historical Society back for future consideration at a meeting when a quorum of Councilmembers would be in attendance.

Mayor Sedgley announced that Council would move forward with review of the Boys & Girls Clubs of Napa Valley funding recommendation and asked Councilmember Narvaez, who had to recuse, to leave the room.

Councilmember Narvaez left the room at 7:03 P.M.

Mayor Sedgley called for public comment on the Boys & Girls Clubs of Napa Valley recommendation; there were no requests to speak.

Vice Mayor Painted made a motion to authorize the City Manager to enter into a grant agreement for Community Recovery Bank funding with the Boys & Girls Clubs of Napa Valley in the amount of \$100,000. The motion was seconded by Councilmember Alessio. The motion carried by the following vote:

Aye: 3 - Alessio, Painter, and Sedgley

Absent: 1 - Lueros

Recused: 1 - Narvaez

Councilmember Narvaez returned at 7:05 P.M.

Mayor Sedgley called for public comment on the remaining recommendations.

Wendi Moore, Abode Services - thanked Council for their consideration of the grant request and provided comments regarding specific requests.

Rachel Reardon, Abode Services - provided comments regarding Abode's request to serve those seeking assistance with recovery.

Cara Mae Wooledge, Director, Napa Farmer's Market - spoke in support of staff's recommendation to grant funds to their organization.

Chris Benz, Napa Climate Now! - spoke in support of staff's recommendation to grant funds to the Solano County Private Industry Council to facilitate a rebate program.

Carlotta Sainato, Program Manager, Napa County Bicycle Coalition - spoke in support of staff's recommendation to grant funds to their Safe Routes to School Program.

Discussion was brought back to Council. Individual Council comments ensued.

Vice Mayor Painter made a motion to adopt Resolution R2023-017 approving the Community Recovery Bank funding recommendation from the City Manager (as set forth on Resolution Exhibit "A," with the exception of the action that was separately taken by Council for Boys & Girls Clubs of Napa Valley, and the removal of the recommendation for the Napa County Historical Society which would be considered at a future meeting). The motion carried by the following vote:

Aye: 4 - Alessio, Narvaez, Painter, and Sedgley

Absent: 1 - Lueros

Enactment No: R2023-017

16. PUBLIC HEARINGS:

16.A. [038-2023](#)**Browns Valley Subdivision**

(See supplemental documents in Attachment 2)

Senior Planner Michael Allen provided the staff report.

Mayor Sedgley called for disclosures; Councilmembers provided them.

Eric Zweig, Director Planning, Eden Bridge Homes, introduced the project team in attendance and provided brief remarks regarding the proposed project and how the team had responded to concerns from Planning Commission and neighbors.

Mayor Sedgley called for public comment.

Chris Craiker - shared concerns regarding various aspects of the project to include density, traffic and pedestrian safety, sidewalk design and architectural style.

A motion was made by Councilmember Alessio, seconded by Councilmember Narvaez, to close the public testimony. The motion carried unanimously.

Discussion was brought back to Council for discussion.

Tim Wood, Senior Civil Engineer and City Surveyor, Mr. Allen, and Mr. Zweig responded to Council questions regarding future road improvements, sidewalks, retaining walls, building standards, drainage, creek bank erosion and fault line concerns.

Individual Council comments on the project ensued.

A motion was made by Councilmember Narvaez, seconded by Vice Mayor Painter, to:

(1) Adopted Resolution R2023-018 adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Browns Valley Subdivision;

(2) Adopt Resolution R2023-019 of application requesting that the Local Agency Formation Commission initiate proceedings for the Annexation of the property located at 3090 Browns Valley Road and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action; and

(3) Adopt Resolution R2023-020 approving a Design Review Permit, Use Permit, and Vesting Tentative Subdivision Map for the Browns Valley Subdivision of a 3.77-acre project site into 11 single family lots, located at 3090 Browns Valley Road and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action. The motion carried by the following vote:

Aye: 4 - Alessio, Narvaez, Painter, and Sedgley

Absent: 1 - Lueros

Enactment No: R2023-018 R2023-019 R2023-020

16.B. [035-2023](#) Safe Firearm Storage Ordinance

Mayor Sedgley opened the hearing.

Chief of Police Jennifer Gonzales provided the staff report.

Mayor Sedgley called for disclosures; there were none.

Mayor Sedgley called for public comment.

Anna Chouteau - spoke in support of the ordinance.

A motion was made by Councilmember Narvaez, seconded by Councilmember Alessio, to close the public testimony. The motion carried unanimously.

Discussion was brought back to Council. Brief individual comments ensued.

A motion was made by Vice Mayor Painter, seconded by Councilmember Alessio, to approve the first reading and introduction of an Ordinance amending Title 9 of the Napa Municipal Code to add Chapter 9.25 Safe Firearm Storage. The motion carried by the following vote:

Aye: 4 - Alessio, Narvaez, Painter, and Sedgley

Absent: 1 - Lueros

17. REPORT ACTION TAKEN IN CLOSED SESSION:

City Attorney Barrett announced that there was no reportable action taken in Closed Session.

18. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Alessio asked Council for support in asking staff to bring back an item to a future Council meeting to discuss a potential subcommittee that would consist of 2 Councilmembers, and 2 Board of Supervisors, to further address homelessness issues. Her request was supported.

Councilmember Alessio also shared that on Saturday, February 23, 2023 at 1:00 P.M. at the Yountville Community Center there would be a viewing of the documentary titled "Dead on Arrival" to provide fentanyl awareness. She encouraged members of the public to attend.

City Manager Potter asked if there was interest from Council to have staff conduct a future Council compensation survey and bring back discussion to a future Council meeting. His request was supported.

19. ADJOURNMENT: 8:37 P.M.

Submitted by:

Tiffany Carranza, City Clerk

ATTACHMENT 1

**SUPPLEMENTAL REPORTS &
COMMUNICATIONS Office of the City Clerk**

**City Council of the City of Napa
Regular Meeting**

February 21, 2023

FOR THE CITY COUNCIL OF THE CITY OF NAPA

AFTERNOON SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

5. ADMINISTRATIVE REPORTS:

5.D. Council Spotlight – Code Enforcement

- PowerPoint presentation from City Staff.

6. PUBLIC HEARINGS:

6.A. Adoption of 2021 International Property Maintenance Code Standards

- PowerPoint presentation from City Staff.

City of Napa's Monthly Spotlight

Code Enforcement
February 21, 2023



What We Do



- Address complaints and concerns reported to us from residents.
- Concerns range from:
 - Municipal Code Violations
 - Building Code Violations
 - Zoning Code Violations
 - Life/Safety Concerns as they relate to property conditions
 - Vacation Rental Violations

Why We Do It



Safety of our community is at the forefront of what we do. There is a reason for the adoption of our municipal codes, and they all are intended to improve the quality of life for the members in our community.

How We Do It

- Complaint driven system
- Voluntary Compliance is always the goal
- Informal
- Compliance orders/citations
- Court action

Who We Work With

- City Attorney's Office
- Planning
- Fire
- Building
- Public Works
- PD
- Parks
- Utilities



Enforcement with the City Attorney's Office

- Administrative enforcement
 - Compliance orders
 - Citations
 - Administrative Hearings
(Hearing Officer/Building and Fire Code Board of Appeals)
- Civil Court enforcement:
 - Inspection/abatement warrants
 - Nuisance abatement
 - Demolitions
 - Receivership Petitions

Recent Wins

Active Cases
67

Closed Cases
since Anthony and
Devon started
152

Recent Wins

Before



After



Recent Wins

Before



After



Recent Wins

Before



After



Plans for the Future

- Later tonight we will introduce the International Property Maintenance Code.
- Continuing to look for ways to build upon and improve the program.



Community Development

CODE ENFORCEMENT TEAM



International Property Maintenance Code

2021 IPMC
Ordinance Adoption
February 15, 2023



What is the IPMC?

- The International Property Maintenance Code, (IPMC) establishes maintenance requirements for existing buildings.



Why adopt the IPMC?

- The IPMC provides a reasonable level of health, safety, property protection, and general welfare for occupied and unoccupied structures.



Benefits of the IPMC Adoption

- Compliments existing Building Standards Codes.
- Holds property owners accountable for:
 - Substandard structures
 - Vermin infestations
 - Substandard sanitation
 - Lacking heating facilities
 - Lacking access to water
- Establishes boarding standards for abandoned properties.
- Allows Code Officials to issue notices to responsible persons to abate nuisances, take emergency measures, and/or vacate the premises.



Recommendation

Approve the first reading and introduction of an ordinance amending the Napa Municipal Code to add a new Chapter 15.10 "International Property Maintenance Code" with modifications and determining the actions authorized by this Ordinance are exempt from CEQA.



ATTACHMENT 2

**SUPPLEMENTAL REPORTS &
COMMUNICATIONS Office of the City Clerk**

**City Council of the City of Napa
Regular Meeting**

February 21, 2023

FOR THE CITY COUNCIL OF THE CITY OF NAPA

EVENING SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

15. ADMINISTRATIVE REPORTS:

15.A. Community Recovery Bank – City Manager’s Funding Recommendations

- PowerPoint presentation from City Staff.
- Memo dated February 17, 2023 regarding Community Bank Descriptions from City Staff.

16. PUBLIC HEARINGS:

16.A. Browns Valley Subdivision

- PowerPoint presentation from City Staff.
 - 1) Email from Chris d Craiker received on February 19, 2023.

16.B. Safe Firearm Storage Ordinance

- 1) Email from Lita Bruce received on February 20, 2023.
- 2) Email from Eve Ryser received on February 20, 2023.



City of Napa Community Recovery Bank Funding Recommendations

Community Recovery Bank



- City of Napa received \$12.15M in American Rescue Plan Act Funds
- A “Community Recovery Bank” with \$1.15M of ARPA funds was designated for a community grant process as part of the FY22-23 Budget
- A community survey was conducted last spring to identify community priorities for funding

Community Survey

In April 2022, the City of Napa conducted an online survey to gather input from the community regarding potential CRB funding priorities

The survey was available from April 1st - 22nd in English and Spanish and there was a total of 402 respondents

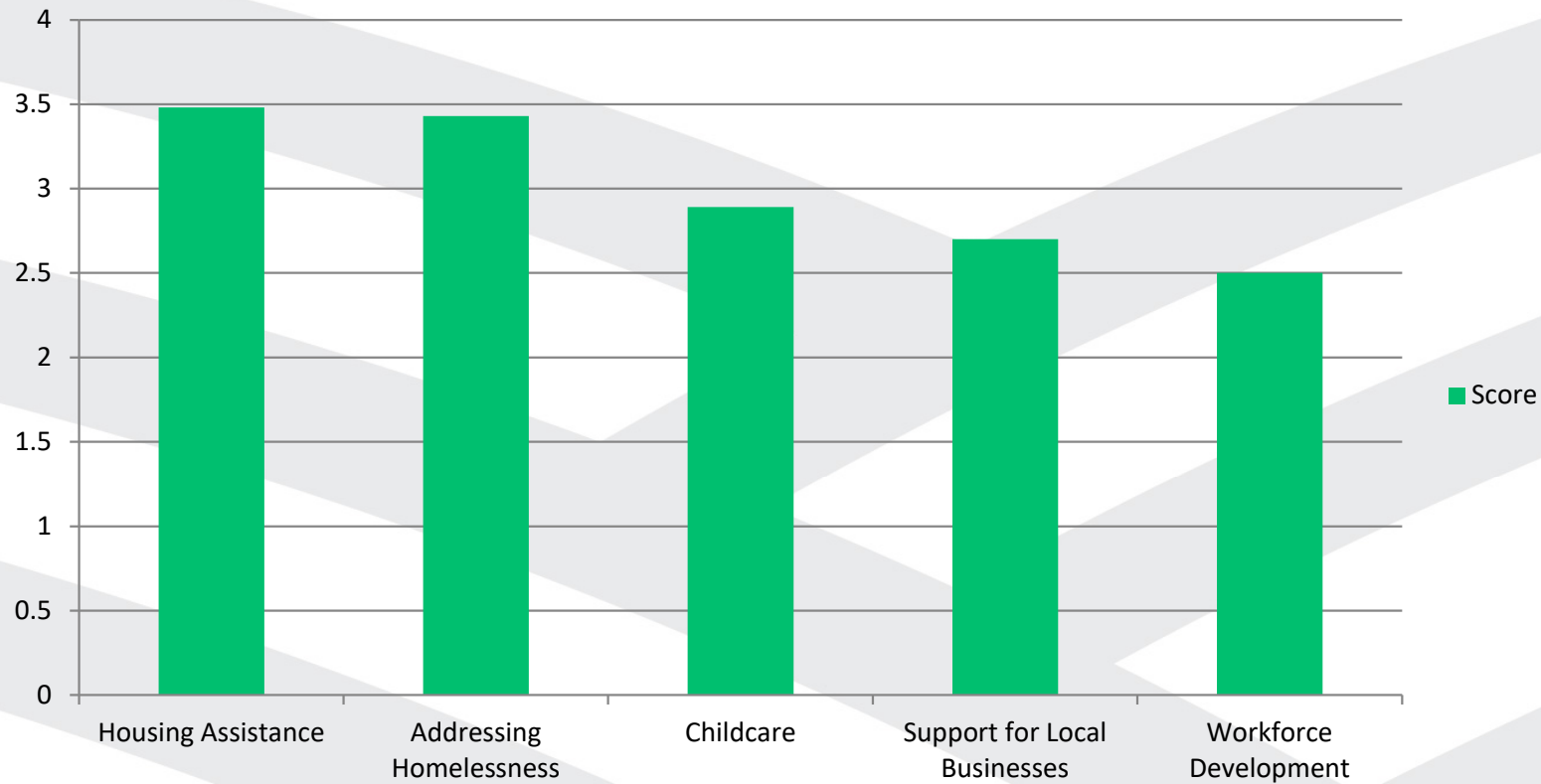
Consistent with City Council discussion, the survey focused on the following areas:

- Housing Assistance
- Addressing Homelessness
- Childcare
- Support for Local Businesses
- Workforce Development

Under each of the above areas, respondents were also asked to rank areas for funding, as well as types of potential assistance programs

Community Survey

Which of these categories do you think would be most important to fund?



CRB Grant Process

- Non-profits and small businesses had the opportunity to apply for CRB funds via a grant application process last fall
- A review panel comprised of City staff and community members reviewed the applications and have made a recommendation to the City Manager
- The City Manager has reviewed the panel's recommendations and concurs
- Next step in process is for City Council review and approval

CRB Applications

- The City received 78 applications for funding totaling over \$9M in funding requests
- 48 applicants passed the initial screening for eligibility based on the grant requirements
- These applicants moved forward in the process and were scored by the CRB Review Panel
- Following an extensive review and scoring process, 21 applicants have been recommended for funding

CRB Scoring Criteria

- Organizational need
- Alignment of the proposed project or program with the results of the community survey
- Level of community benefit
- Extent to which the funds would go toward those disproportionately impacted by the pandemic
- Whether use of the funds could be accomplished by December 2025
- Whether the proposed budget was reasonable
- Whether the organization or small business demonstrated the necessary capacity to effectively administer the proposed use of funds

Funding Considerations

It should be noted that given the funding available (\$1.15 million) was greatly exceeded by the total funding requests (over \$9 million), only one applicant is recommended to receive their total amount of requested funding.

Every effort was made to align level of funding with both the applicant's total score, as well as consideration for the needed funds for the proposed project or program.

The total funding recommended is equivalent to the amount allocated to the Community Recovery Bank (\$1.15M)

Next Steps

- Council to take action to approve the CRB funding recommendations as presented and authorize the City Manager to enter into funding agreement, or direct staff to make any needed modifications
- Following Council action, staff will work with the CRB fund recipients to execute funding agreements and craft reporting mechanisms for each project/program



MEMO

TO: City Council
FROM: Liz Habkirk, Assistant City Manager
CC: Steve Potter, City Manager
 Bill Zenoni, Interim Finance Director
DATE: February 17, 2023
SUBJECT: Item 15.A - ARPA Community Recovery Bank Grant Descriptions

The City Council will consider funding recommendations for the American Rescue Plan Act (ARPA) Community Recovery Bank at your February 21, 2023 Council Meeting. In addition to the background materials provided in the agenda report, below are details regarding the agencies and programs recommended for grant funding:

Mentis

Funds will cover the cost of personnel, operating, and indirect expenses for the first year of the program while Mentis work with Napa County Mental Health Department to transition the program to Medi-Cal funding for long term sustainability. The ARPA dollars will be used as bridge funding to allow Mentis time to develop a permanent and sustainable funding stream.
Recommended Grant Award: \$110,000

Abode Services

Funds will assist with one-time costs, the sober living program, and ongoing operations. Grant funds will help enhance Abode's Napa programs as follows: Subsidize 6 months of rent for clients in active addiction recovery programs, cover one-time costs to house people or keep them housed, and fill operational needs raised by the South Napa Shelter expansion from 69 to 104 beds.

Recommended Grant Award: \$185,000

NEWS

Funds will fund one-time homeless prevention costs for NEWS' Domestic Violence Housing First (DVHF) program. The DVHF program provides case management and assistance to survivors and children who identify as having significant housing and trauma-related mental health needs.

Recommended Grant Award: \$100,000



On the Move

Funds will help On The Move (OTM) pay for overhead and personnel costs to provide outreach through their Homelessness Prevention Program. OTM will conduct outreach activities at community events, in schools and faith communities, and via other local service providers with the aim to build relationships and reach the hardest to serve populations within Napa. Individuals will receive information and referrals to various community services that exist within the City.

Recommended Grant Award: \$150,000

Community Action of Napa Valley

Funds will help support the Napa Valley Food Bank (a pre-existing program) in expanding outreach into remote, rural, and low-income areas that are otherwise underserved through free markets, food pantries, and USDA deliveries to those in need.

Recommended Grant Award: \$20,000

Wayfinder Family Services

Funds will allow Wayfinder to purchase food, pay outstanding utility bills, increase housing security by paying rent and/or deposits, childcare costs and help with other emergency monetary needs for their Kinship Support Services Program in Napa County. Funding from the Community Recovery Bank will enable Wayfinder to continue delivering high-quality programs to their kinship families and make a deep and lasting impact on the children and families they serve in Napa County, particularly those who are experiencing food insecurity and housing instability.

Recommended Grant Award: \$15,000

Feeding It Forward, Inc.

Funds will help complete the permitted kitchen remodel to increase food access, process food to safely prolong shelf life, prepare meals for shelters by Abode and CBOs, and provide a backup kitchen in emergencies.

Recommended Grant Award: \$125,000

Downtown Napa Farmer's Market

Funds will help cover personnel costs allowing for other funds to be used to strategically plan activities, which may include small business vendor training to increase sales, marketing/community engagement to increase underrepresented customers attendance, and hiring additional operations staff to support food assistance programs and vendor management.

Recommended Grant Award: \$25,000



Napa County Historical Society

Funds will support the Napa County Historical Society design and mount two exhibits in 2023 (Pioneering Women of Napa Valley [Spring 2023] and A City of Immigrants [Fall 2023]). Each exhibit will run for 6 months and have a virtual component extending the reach of the exhibits to larger audiences both locally and globally. The funding may also be used to provide enriched programming that augments the exhibits and showcases the talent and diversity of the communities of the Valley. The programs will include winter lecture series, summer walking tours, and educational events.

Recommended Grant Award: \$25,000

Napa County Bicycle Coalition

Funds will help bridge a funding gap in the existing Safe Routes to School program which encourages walking or biking to school, providing education on traffic safety, how to properly wear bike helmets, bike handling skills, and providing opportunities to practice these safety skills. Additionally, the Coalitions program works with school sites to reduce barriers to walking and riding and partners with them and the City of Napa to bring about infrastructure change.

Recommended Grant Award: \$15,000

Teacher Resource Center of the North Bay

Funds will help the Teachers Resource Center of the North Bay (TRCNB) to expand its community outreach program, allowing more public-school teachers to join and have access to free classroom supplies.

Recommended Grant Award: \$10,000

Napa Downtown Merchants

Funds will help Downtown Napa Association cover existing programs and community events and reinstate Napa City Nights, a Friday night free music event held in Veterans Park.

Recommended Grant Award: \$25,000

Solano County Private Industry Council, Inc.

Funds will help Solano-Napa Small Business Development Center provide rebates of up to \$1,000 per business for the purchase of commercial grade battery-powered leaf blowers for landscaping service businesses licensed by the City of Napa. This new program will leverage funding provided by the state through the Clean Off-Road Equipment Voucher Incentive Project (CORE) and allow Napa's small landscaping service businesses to transition to non-polluting equipment at a very low cost.

Recommended Grant Award: \$85,000



Wine Country Bicycle Adventures, Inc.

Funds will help Napa Valley Bike Shop start a new program that will offer 50 to 100% subsidies (up to \$2,000 per qualified resident) on electric bikes to low-income households to provide e-bikes as a means to get to work. This program would also help subsidize bike repair services to these low-income residents.

Recommended Grant Award: \$35,000

Boys & Girls Club of Napa Valley

Funds will help the Boys & Girls Clubs of Napa Valley launch "The Pop Up STEM Lab", a special mobile STEM program that will service Napa and provide youth access to science programs to reinforce math, science, logic, and communication skills.

Recommended Grant Award: \$100,000

Nahar Montessori, LLC

Funds will be used to offset the increase in rental costs allowing the business to maintain operations, as well as to offset costs incurred due to COVID restrictions.

Recommended Grant Award: \$15,000

Dreher Family Childcare

Funds will be used to provide tuition assistance to low-income families while also assuring teachers receive professional development and a fair living wage to meet their basic needs.

Recommended Grant Award: \$15,000

Napa Valley (Cooperative) Nursery School

Funds will help Napa Valley Nursery School cover current school year expenses and offer tuition assistance, purchase educational materials as needed, offer field trips and sensory-rich in-school experiences, as well as offer child development-focused lectures and seminars by field experts to the NVNS families and to the larger Napa community.

Recommended Grant Award: \$15,000

The First Presbyterian Church and Congregation of Napa

Funds will help Presbyterian Day School renovate three main areas used by the preschool (kitchen, concrete courtyard, and main toddler room) and expand their program to offer care for toddlers.

Recommended Grant Award: \$15,000

Hopper Creek Napa Valley, LLC

Funds will help Hopper Creek Montessori develop new activities and curricula for families at home and publish these learning activities on their website as well as help them setup a scholarship program for families who are unable to afford quality early childhood education.

Recommended Grant Award: \$15,000



Ag 4 Youth-UpValley Ranchers, Inc.

Funds will help Ag4Youth's childcare program focus on equipment improvements for safety, accessibility, security and environmentally sustainable processes such as conservation and sustainability. Items included: fencing, lighting, gates, paving, and weather protection. As they continue to expand, Ag4Youth will recruit, train and add a permanent employee and seasonal employee to the Ag4Youth team.

Recommended Grant Award: \$50,000



Browns Valley Subdivision

PL21-0179

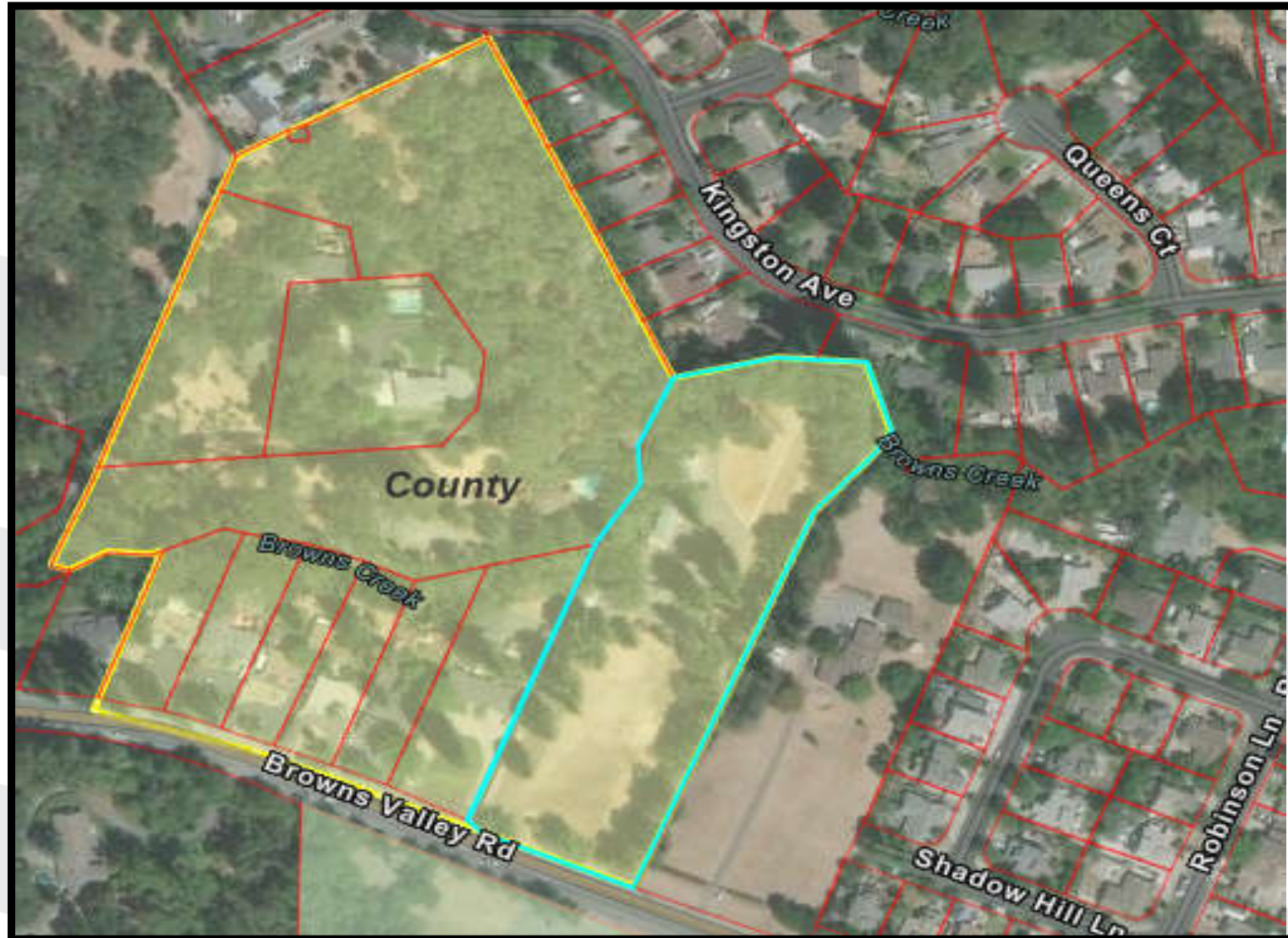
February 21, 2023

Entitlements

- Annexation to City
 - Within City's Sphere but is currently a County island
- Tentative Subdivision Map
 - Subdivide 3.77 acre property into 11 residential lots
- Design Review
 - Tentative Subdivision Map
 - 11 Single-family residential units
- Use Permit
 - 1 Flag Lot
 - Implement Small Lot Standards

Project Location

ATTACHMENT 2

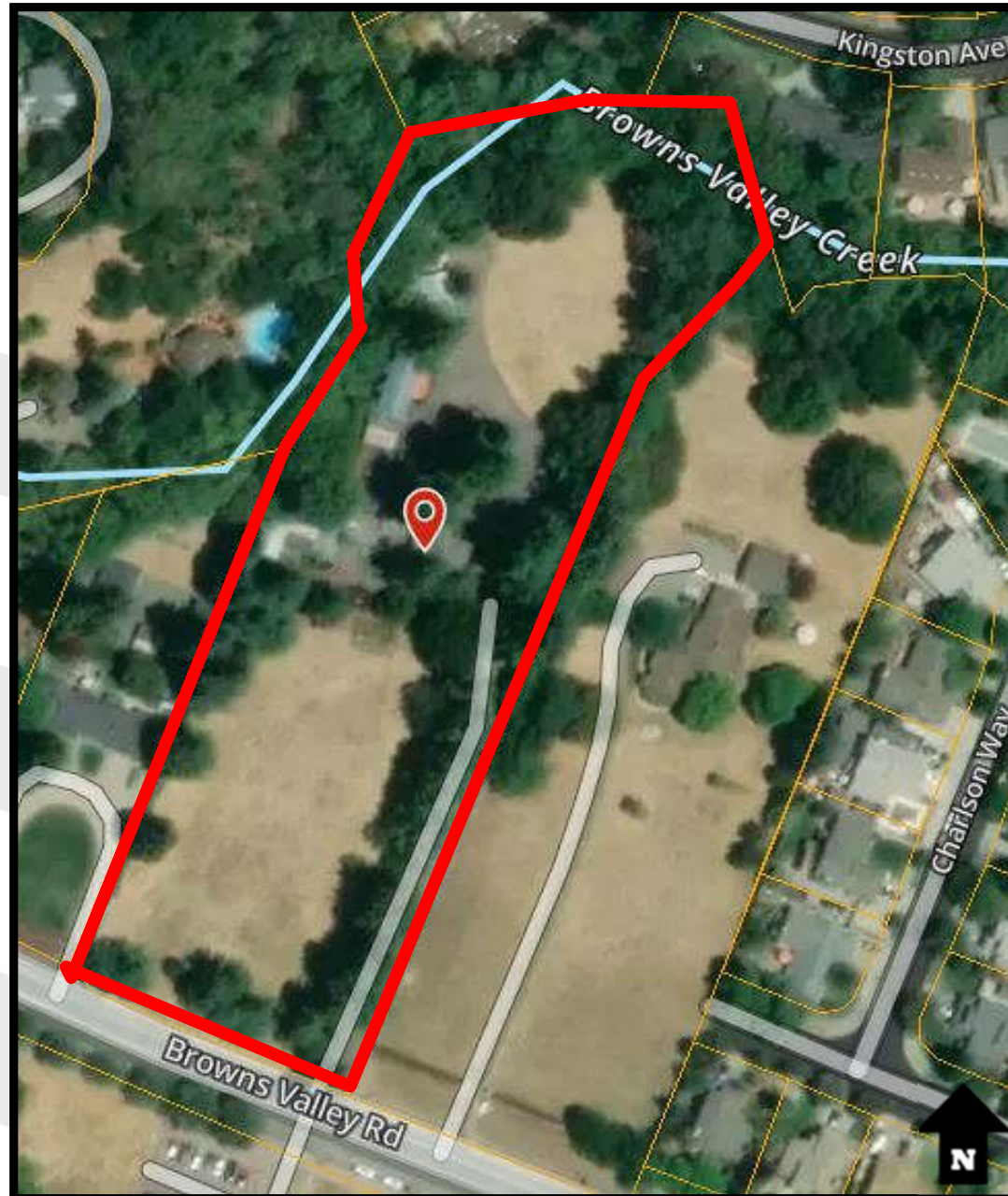


- 3090 Browns Valley Road
- 164,221 square-feet (3.77-acre) parcel

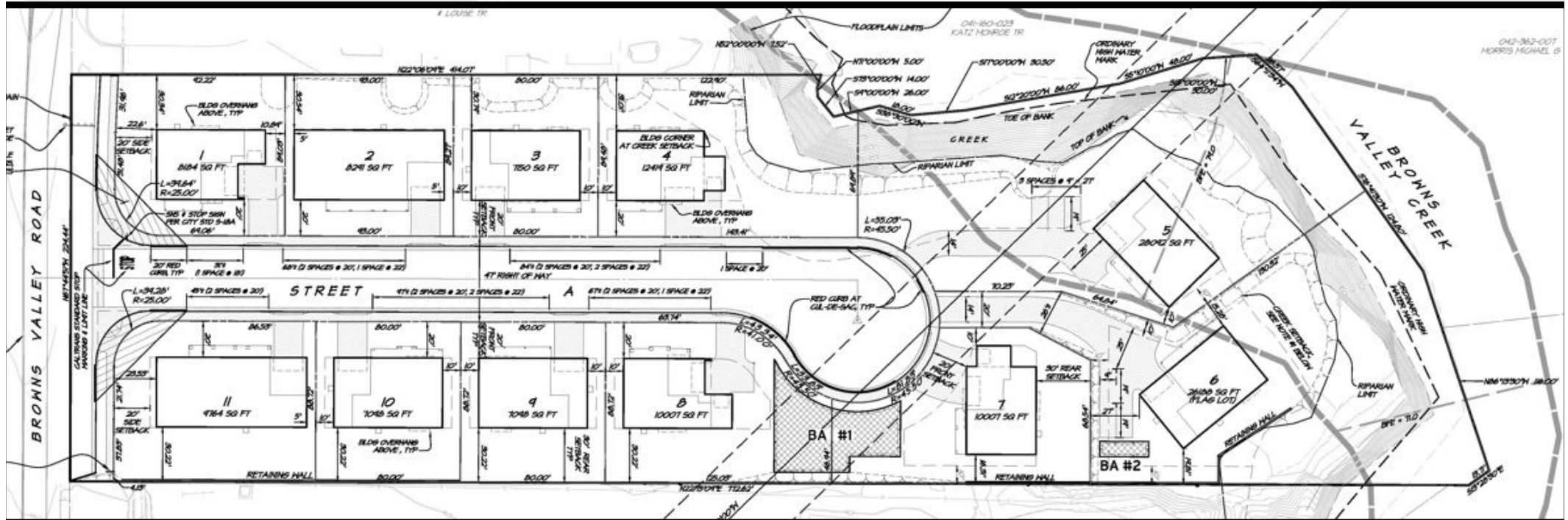


Property Designation

- **Annexation**
 - County Island
 - In City Sphere
- **General Plan**
 - SFI-110 (0-3 du/acre)
 - 3.77-acre lot
 - min 1 – max 11 units
- **New GP** (not applicable)
 - Low Density Res.
 - 3.77-acre lot
 - min 11 – max 30 units
- **Zoning**
 - RS-10 - Single-Family Infill (Min. 10,000 sq. ft. lot size)



Site Plan



Project Architecture

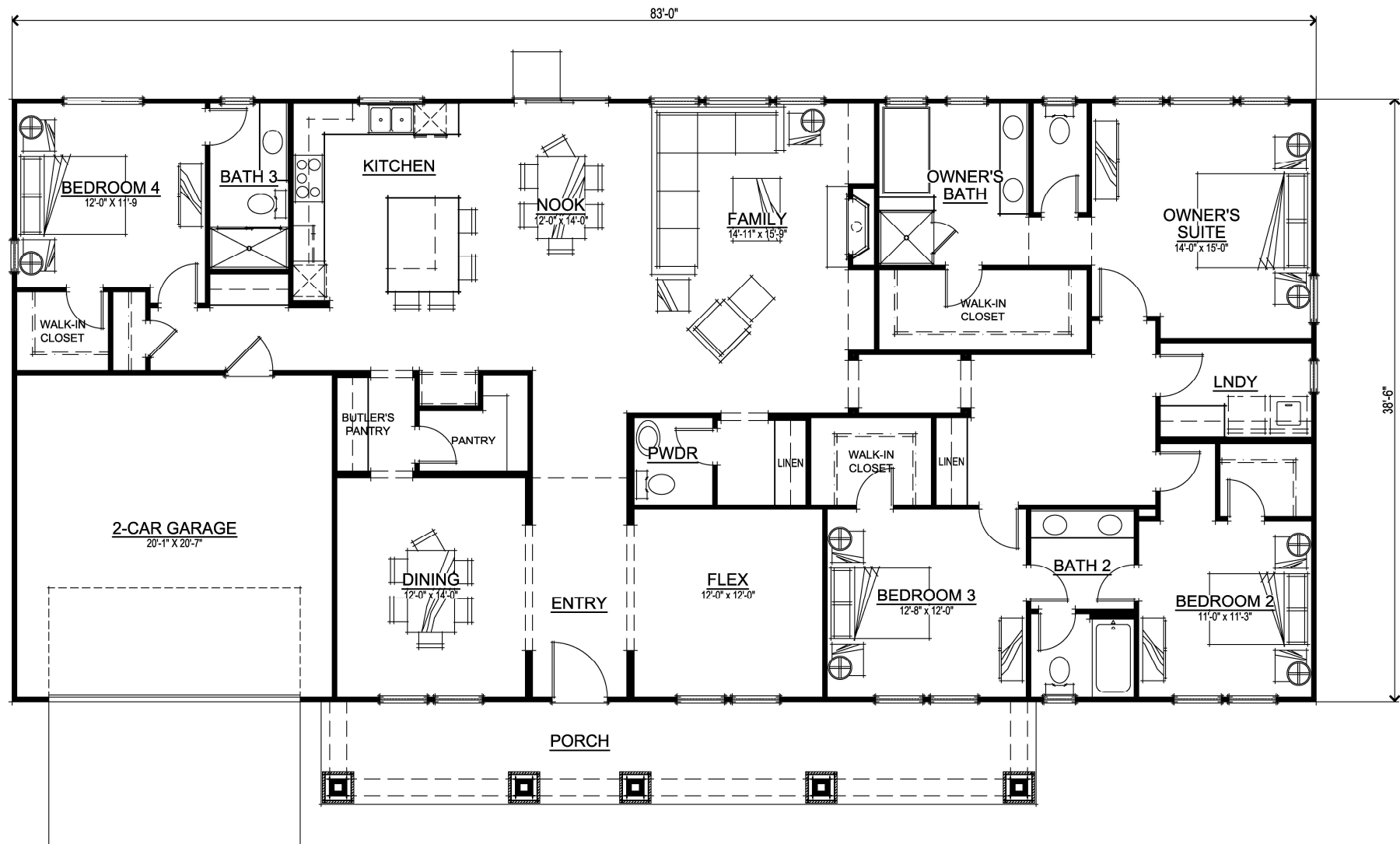


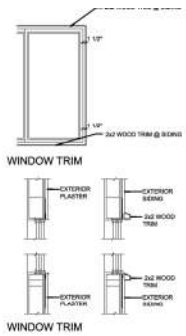
PLAN 1 - TRADITIONAL

PLAN 2 - AGRARIAN

PLAN 3 - CONTEMPORARY

Lots 2 & 11 Floor Plan





REAR ELEVATION

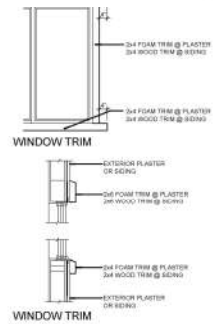


LEFT ELEVATION



RIGHT ELEVATION

Plan 1- Lot 2



REAR ELEVATION



LEFT ELEVATION

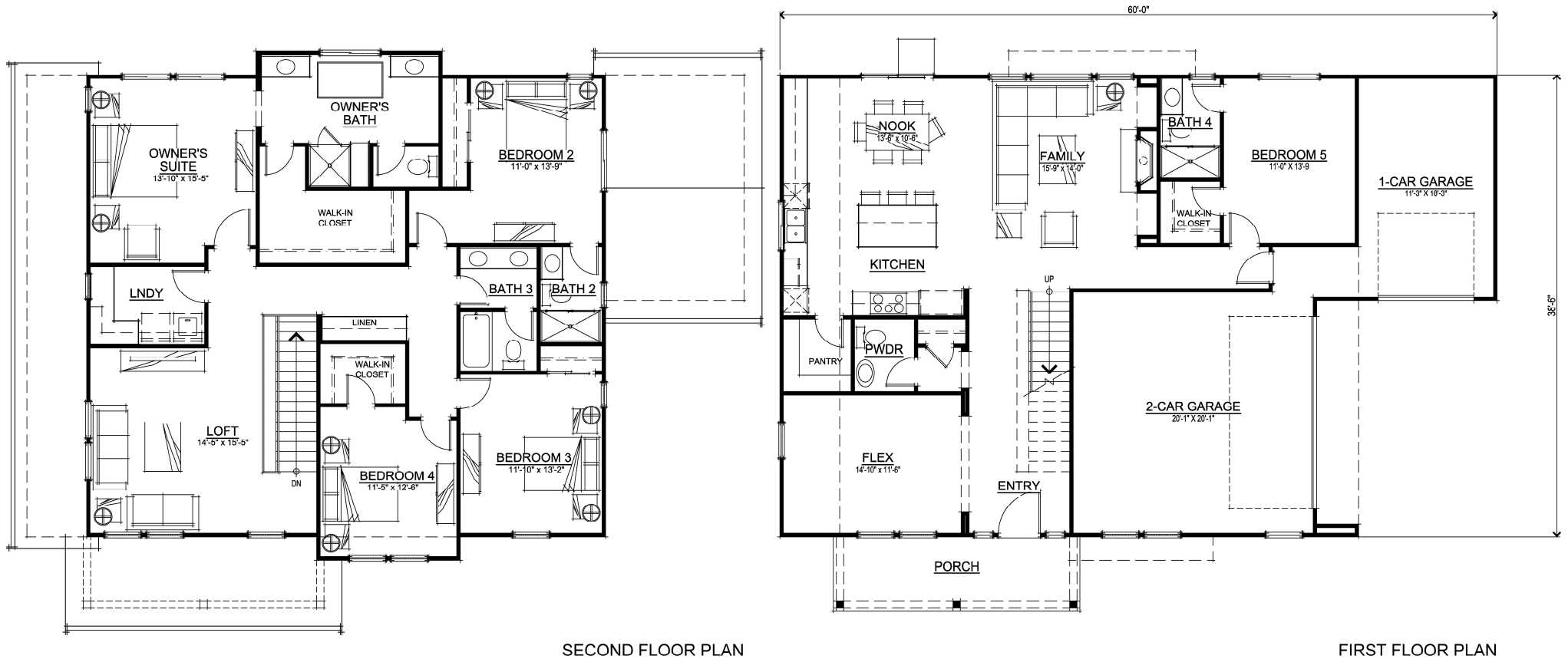


RIGHT ELEVATION

Plan 1-
Lot 11



Lots 1, 4, 7 & 8 Floor Plan



SECOND FLOOR PLAN

FIRST FLOOR PLAN



Plan 2 Contemporary- Lots 4 & 7





Plan 2 Traditional - Lot 8

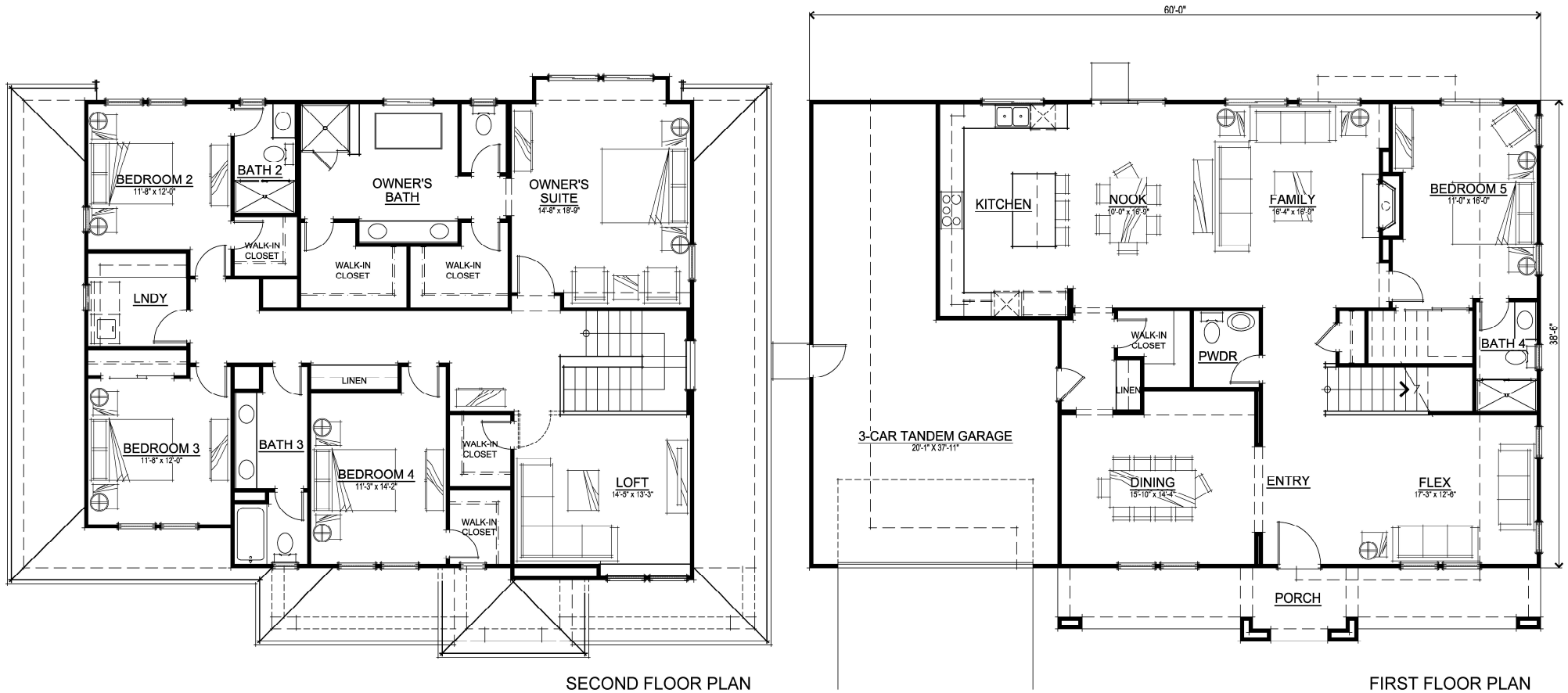




Plan 2 Agrarian - Lot 1



Lots 3, 5, 6, 9 & 10 Floor Plan





Plan 3
Contemporary-
Lot 9



Plan 3 Contemporary - Lot 9 Similar Construction





Plan 2 Traditional - Lots 3 & 5





Plan 3 Agrarian - Lots 6 & 10



Planning Commission Meeting:

January 19, 2023 - Planning Commission Meeting

Commission's Primary Concerns:

- Inability to require new General Plan 2040 densities
- Dissatisfaction with the architectural style (faux Craftsman), lack of cohesive designs

Action: Recommended approval 4-1 (Huether dissenting)

City Council Actions:

(1) Adopt a resolution Adopting a Mitigated Negative Declaration and a Mitigation Monitoring and Reporting Program for the Browns Valley Subdivision;

(2) Adopt a resolution of application requesting the Local Agency Formation Commission initiate proceedings for the Annexation of the property located at 3090 Browns Valley Road and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action; and

(3) Adopt a resolution approving a Design Review Permit, Use Permit, and Vesting Tentative Subdivision Map for the Browns Valley Subdivision of a 3.77-acre project site into 11 single-family lots, located at 3090 Browns Valley Road and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.



End of Presentation

Has Napa City Abandoned Slow Down Napa, Increasing Housing Opportunities and Better Architecture?

After three years of working with Napa City, Edenbridge Homes is poised to have its subdivision map approved for 11 houses on a 3.7 acres site on Browns Valley Road. When the project was first conceived in 2021 The site is in the County and needs to be annexed while the zoning was limited to three houses per acre at that time. The new city General Plan calls for 3–8 unit/acre and could have been an excellent opportunity to create up to 25 affordable homes. That will never happen.

While I am a strong advocate of higher density housing, I can't hold Edenbridge responsible for not pursuing higher density here. Neither the City Housing Element or the Zoning ordinance have been modified to accommodate the increased densities. It's nice to wish for higher density, but not providing the mechanisms to fulfill the need is a disappointment. While I mourn the lost opportunity to create more affordable housing, I recognize it's too late.

This project should've been approved years ago. The pandemic, loss of staff and budget constraints has slowed the process, but it is my belief, there are still errors in this proposal and the City Public works has only made it worse. Traffic calming and good traffic design is not on their agenda.

Here is an example of where the engineers have failed the city.

First, if you review the proposed plans, the opposite side of the Browns Valley Road is not exhibited anywhere in these applications. Nowhere is the parking lot access into the Westwood Hills Park parking lot shown which is far to the East of the new subdivision entry. Westwood park is becoming extremely popular and the two road entrances should lineup. This is a fundamental public safety concern since it would be extremely difficult for the subdivision access to move eastward to line up with the existing park access. Instead, the park access should be moved to line up with the new street. There could be a four-way stop intersection here or if not, at the very least, a pedestrian crosswalk with lights and landscaped bulb outs.

This is a perfect example of how we can help slow traffic down in Napa. I will guarantee there will be incidents and consequences for the city with the two not in line.

A second issue is a design exception request by the client to allow sidewalks to be attached to the street, rather than separated by a planter, an essential Napa City planning requirements is Pedestrian Friendly streets for at least 15 years. I could not find the exception request as part of this application. I am very much against the granting of the exception as it stands. If we're not going to have a separated sidewalk, then we should have Bulb-out landscape pockets at individual driveways with trees to both slow traffic and create a more interesting streetscape. We did that right down the street at Napa Villas and there's no reason why it won't work here.

My last issue: is this architecture appropriate?



While the existing residence has limited historic value, it is one of the oldest houses in the community and has significant character. None of the architecture that Edenbridge has produced reflects a Browns Valley character or has the stone and farmhouse charm. The present house plans could be anywhere and don't reflect Edenbridge's quality development.

The floor plans are gigantic boxes, without character or flair. I understand the fundamental challenge of the costs and improvements required. Still these 3000 to 3500 square foot homes will be selling in the \$2 Million and more range they deserve a better sense of place. *The designs should be a gift to the street and community.*

I wish to be clear that I support annexing, approving the EIR and subdividing this property. However, the site and architectural designs are there yet. I believe that Edenbridge can do a valuable service for the city in creating quality homes and an excellent community addition to Browns Valley. I believe that with patience and attention to detail, it can become a true asset.

Most Sincerely,



Chris d Craiker AIA/NCARB

President/Architect

Cal.Lisc# 013566

chris@craiker.com

CC Napa register

From: [Ermilita Bruce](#)
To: [Clerk](#)
Subject: Item 16B - Safe Firearm Storage Ordinance
Date: Monday, February 20, 2023 2:45:20 PM

[EXTERNAL]

Dear Mayor Sedgley and City Council Members,

I am Napa resident and a volunteer with Moms Demand Action for Gun Sense in America, which has a local Napa Valley presence. Moms Demand Action is a non-partisan grassroots organization made up of both non-gun owners and gun owners with the goal of reducing gun violence and improving gun safety for everyone. We believe the 2nd Amendment can be respected while simultaneously better protecting people through common sense gun legislation.

We support Napa moving forward to adopt a Safe Storage Ordinance which would require all firearms in a residence be securely stored in a locked container or disabled with a trigger lock. One small child dies almost every day in this country after finding an unsecured firearm in their own home or in a relative's home or while playing at a friend's house. Two older children, particularly teens, die every day in this country by suicide from an unsecured firearm they obtain from their home or another family member's home. In addition, 80% of school mass shootings are done by current or former students, using an unsecured firearm obtained from their own home or a relative's home.

Research shows that keeping guns securely stored does NOT hinder self-protection- - a gun can be accessed within seconds- but it DOES prevent unintentional deaths of children and teen suicides, by as much as 85% depending on the type of storage. Storing firearms in a securely locked container can also prevent guns from being easily stolen in a home robbery. A DOJ-approved safe storage device can be obtained for as little as \$40 so the cost is not at all prohibitive, and trigger locks are often given out free at police stations.

Some people are under the impression that the California Penal Code (25100) already addresses this issue but it definitely does not. It does not define how to safely store a firearm and it doesn't apply to all homes. For example,

parents often hide their guns (feeling this makes them safe) rather than locking them up, but studies show 70% of children know the location of these hidden guns in their own home and many have even handled them.

Many cities and towns up and down California have already adopted Safe Storage ordinances, including our neighbors Yountville and St. Helena. We hope that Napa will do the same soon.

When considering the penalty for violating the Safe Storage Ordinance, Moms Demand Action supports a civil penalty, rather than a criminal penalty. We suggest a fine or community service. This is because we feel people of color may be disproportionately affected by this law and we also think a criminal penalty is unnecessary. Most firearm owners are law abiding and will follow the law if it is simply in place. We feel having this ordinance on the books will ultimately help to change our culture, much like the seat belt law did in the 1980's. Towns early on in the process of adopting safe storage ordinances did often adopt a criminal penalty – that is, a misdemeanor-- but more recent towns have adopted a civil only penalty. We therefore ask that if you move forward with this ordinance, that a civil penalty be adopted.

Moms Demand Action is happy to provide you with any additional information or answer any questions you may have as you move forward in the ordinance.

Thank you for your time,
Lita Bruce

Napa resident and
Napa Valley Moms Demand Action Volunteer

--

Ermilita (Lita) Bruce-Gulliksen

Napa Valley Moms Demand Action Co-Lead

Pronouns: she, her, ella

From: [Eve Ryser](#)
To: [Clerk](#)
Subject: Agenda Item 16B- Safe Firearm Storage Ordinance
Date: Monday, February 20, 2023 10:24:04 PM

[EXTERNAL]

Dear Mayor Sedgley, and Council Members Alessio, Luros, Narvaez and Painter,

I am a community member, parent of teenagers, former educator, current NVUSD Trustee, and a Napa Valley Moms Demand Action volunteer. Although I will not be able to attend your council meeting in person as you consider the Safe Firearm Storage Ordinance, I am writing in advance to urge you to move forward to adopt a safe storage ordinance that requires all firearms in a residence to be securely stored in a locked container or disabled with a trigger lock.

It is indisputable that access to unsecured firearms leads to many tragic and traumatic incidents of gun violence every year. Here are a few devastating statistics from the most recently available data on gun violence:

- Every year 350 children in America gain access to a firearm and unintentionally shoot themselves or someone else.
- Every year, nearly 700 children die by suicide with a gun.
- 80% of school shooters acquire their firearm from the home of a parent or close relative.
- 4.6 million children in our country live in a home with at least one loaded, unsecured firearm.

It is also indisputable that our country is in the throes of a gun violence pandemic. The onslaught of tragic news day after day can be overwhelming. Just this past weekend, February 17-19, there were 10 mass shootings (4 or more people shot, not including the shooter). Meanwhile we're still reeling from multiple mass shootings in California in recent weeks, and the latest school shooting at Michigan State University last week, along with the heartbreaking fifth anniversary of the horrific shooting in Parkland Florida on Valentine's Day. It's relentless and scary. It can sometimes seem like there's nothing we can do about it. But that's not true.

While no single act will resolve the gun violence crisis, we cannot let that stop us from taking meaningful actions that will save lives whenever we can. Passing a safe storage ordinance is one of the meaningful actions that will make our community safer. Current statutes on the books do not apply to all households, nor do they specify what safe firearm storage means. (For the record, to be safely stored, a firearm must be unloaded, locked in a secure container or disabled with a trigger lock, and stored separate from ammunition.)

I urge you all to support the passage of the safe firearm storage ordinance. The towns of St. Helena and Yountville have already passed safe firearm storage ordinances. In addition, Calistoga, St. Helena and Napa Valley Unified School Districts have all passed safe storage resolutions. Please add to the Napa Valley's momentum for safety and public education and support passage of this ordinance. You may never know how many lives you save.

Thank you for your consideration, and for your service to our community.

Sincerely,

Eve Ryser