



CITY OF NAPA

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

MEETING MINUTES - Draft

CITY COUNCIL

Mayor Jill Techel
Vice Mayor Peter Mott
Councilmember Doris Gentry
Councilmember Jim Krider
Councilmember Scott Sedgley

Tuesday, June 5, 2018

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: 3:39 P.M.

1.A. Roll Call:

Present: 5 - Councilmember Gentry, Councilmember Krider, Councilmember Sedgley, Vice Mayor Mott, and Mayor Techel

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Roberts announced the following supplemental reports for the Afternoon Session:

Items 6A and 6B:

PowerPoint presentations by city staff.

3. SPECIAL PRESENTATIONS:

3.A. [1406-2018](#) Recognition of Girl Scouts From Troops 20050 and 20056

Mayor Techel and City Councilmembers recognized Girl Scouts Marianne Homer, Isabela Tibbits and Donna Roscoe on their achievement of the Gold Award.

Mayor Techel presented Isabella Tibbetts and Marianne Homer their plaques after they had an opportunity to summarize their projects. The mother of Donna Roscoe summarized her daughter's project and recieved the plaque on her behalf.

4. PUBLIC COMMENT:

Eve Kahn, resident, thanked City Manager Parness for his participation in the recent forum that provided information about the City's planned Civic

Center project. She encouraged more dialogue on the subject and stated there were many issues to consider such as security for the building.

James Hinton, resident, stated it was unfortunate that Eve Kahn was not recently appointed as the citizen member to LAFCO on Councilmember Sedgley's motion and voiced concern regarding access to public parks during special events.

5. CONSENT CALENDAR:

Councilmember Sedgley commented on Item 5E and stated there was a need to complete Sousa Lane.

Approval of the Consent Agenda

A motion was made by Councilmember Sedgley, seconded by Councilmember Gentry, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

- 5.A.** [1433-2018](#) Special City Council Meeting Minutes
Approved the May 21, 2018 Special City Council Meeting Minutes.
- 5.B.** [1427-2018](#) Regular City Council Meeting Minutes
Approved the May 15, 2018 Regular City Council Meeting Minutes.
- 5.C.** [1408-2018](#) Main Street Exchange - Pedestrian Bridge Replacement
Adopted Resolution R2018-058 authorizing the Public Works Director to award and execute a construction contract with Valentine Corporation for the Main Street Exchange - Pedestrian Bridge Replacement in the bid amount of \$287,369, authorizing the Public Works Director to approve contract amendments and charges for project services up to a total amount not to exceed \$351,000, authorizing a budget appropriation in the amount of \$42,000, and determining that the actions authorized by this resolution are exempt from CEQA.
 Enactment No: R2018-058
- 5.D.** [1410-2018](#) Amendment to Cooperative Joint Powers Agreement to Fund the Napa Countywide Stormwater Pollution Prevention Program
Approved the First Amendment to the Cooperative Joint Powers Agreement with the Napa County Flood Control and Water Conservation District, the City of American Canyon, the City of St. Helena, the City of Calistoga, the Town of Yountville, and Napa County to extend the term of the agreement to June 30, 2021; authorize the Mayor to execute the amendment on behalf of the City; and determine that the actions authorized by this item are exempt from CEQA.
- 5.E.** [1411-2018](#) Parking Restrictions Along East Side of State Route 121 (Silverado Trail)

Adopted Resolution R2018-059 authorizing the request to the California Department of Transportation to allow parking restrictions along State Route 121, and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2018-059

5.F. [1355-2018](#) Calistoga Avenue Historic District Identification Signage Program

Adopted Resolution R2018-060 directing the installation of Historic District signs within the Calistoga Avenue Historic District, and determining that the actions authorized by this Resolution are exempt from CEQA.

Enactment No: R2018-060

5.G. [1309-2018](#) Downtown Business Promotions Tax Area - 2019 Annual Report and Budget

Adopted Resolution R2018-061 approving the 2019 Annual Report and Budget for the Downtown Business Promotions Tax Area; authorizing the City Clerk to schedule a public hearing on June 19, 2018, to levy taxes in accordance with Napa Municipal Code Chapter 3.28; and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2018-061

5.H. [1310-2018](#) Oxbow Business Promotions Assessment Area - 2019 Annual Report and Budget

Adopted Resolution R2018-062 approving the 2019 Annual Report and Budget for the Oxbow Business Promotions Assessment Area; authorizing the City Clerk to schedule a public hearing on June 19, 2018 to levy assessments in accordance with Napa Municipal Code Chapter 3.29; and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2018-062

5.I. [1429-2018](#) Statement of Investment Policy

Adopted Resolution R2018-063 adopting the City's Statement of Investment Policy for FY 2018/19, and delegate authority to the City Treasurer to invest funds in accordance with the Statement of Investment Policy.

Enactment No: R2018-063

6. ADMINISTRATIVE REPORTS:

6.A. [1404-2018](#) City of Napa FY 2018/19 Mid-Cycle Budget Update

Brian Cochran, Finance Director, presented the Mid-Cycle Budget Update by providing an overview and the adjustments to the City's General Fund and Non-Recurring General Fund. City Manager Parness followed by providing information on the proposed Decision Packages for those funds.

Finance Director Cochran then reviewed adjustments to other funds such

as the Materials Diversion Facility, the Housing Authority, Special Revenue Fund, Capital Improvement Projects (CIP), Streets and Sidewalks, and Internal Service.

City Council discussion ensued, which included questions regarding the adjustment to the Transient Occupancy Tax, the status of the Five Way intersection, and the Trower Rehabilitation project.

A motion was made by Councilmember Gentry, seconded by Vice Mayor Mott, to:

- 1. Adopt Resolution R2018-064 approving and adopting amendments to the fiscal year 2018/19 Budget; and**
- 2. Adopt Resolution R2018-065 approving amendments to the City-Wide Position Staffing Plan. The motion carried by the following vote:**

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

Enactment No: R2018-064 R2018-065

6.B. [1421-2018](#) Junior Unit Initiative Program

Lark Ferrell, Housing Manager, provided the Junior Unit Initiative Programs report, which included information on the programs current status, affordability levels, and the increased community interest in the program. She then explained the proposed changes and recommended next steps.

City Council discussion and questions ensued.

A motion was made by Councilmember Sedgley, seconded by Vice Mayor Mott, to adopt Resolution R2018-066 approving amendments to the Junior Unit Initiative Program and a budget adjustment for the Program. The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

Enactment No: R2018-066

7. CONSENT HEARINGS:

Mayor Techel pulled Item 7 A for discussion noting there was a request to speak on the item from a member of the public.

There being no requests to speak on the remainder of the Consent Hearing Items, Items 7B, 7C, and 7D were opened and closed without comment.

Approval of the Consent Agenda

A motion was made by Vice Mayor Mott, seconded by Councilmember Sedgley, to approve the Consent Agenda. The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

7.B. [1336-2018](#) Napa Valley Corporate Park Landscape and Lighting Assessment District,

Fiscal Year 2018-2019

Adopted Resolution R2018-068 approving the Engineer's Report, confirming diagram and assessment, ordering levy of assessment for the Napa Valley Corporate Park Landscape and Lighting District for Fiscal Year 2018-19, and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2018-068

- 7.C.** [1385-2018](#) Community Development Block Grant (CDBG) Program for the 2018-2019 Fiscal Year

Received the report on the Community Development Block Grant (CDBG) Fiscal Year 2018-2019 funding recommendations; no change to staff recommendation on funding allocations.

- 7.D.** [1391-2018](#) Annual Report for the Downtown Napa Property and Business Improvement District (PBID) and Levy of Assessments

Adopted Resolution R2018-069 approving the 2018/2019 Annual Report for the Downtown Napa Property and Business Improvement District (PBID), levying assessments in the PBID, and determining that the actions authorized by this Resolution are exempt from CEQA pursuant to CEQA Guidelines Section 15301, Existing Facilities (Minor Alterations of Existing Streets and Sidewalks).

Enactment No: R2018-069

- 7.A.** [1335-2018](#) Citywide Landscape Maintenance Assessment District, Fiscal Year 2018-2019

PULLED FOR DISCUSSION

Mike Butler, resident, stated there was a need to revise the City's Assessment Districts in order to provide sufficient funding to maintain them.

Vice Mayor Mott stated that most of the Districts maintain only small parcels of land. In response to questions, Parks, Trees and Facilities Manager Perazzo stated the fees have not changed since the inception of the Districts but that the laws that regulate how the assessments may be increased have significantly changed.

Mayor Techel stated the City may look at these policies moving forward in updating the General Plan.

There was no further requests to speak on the item. Mayor Techel called for the vote.

A motion was made by Vice Mayor Mott, seconded by Councilmember Sedgley, to adopt Resolution R2018-067 approving the Engineer's Report, confirming diagram and assessment, ordering levy of assessment for the Citywide Landscape Maintenance Assessment District for Fiscal Year 2018-2019, and determining that the actions authorized by this resolution are exempt from CEQA.

Aye: 5 - Gentry, Krider, Sedgley, Mott, and Techel

Enactment No: R2018-067

8. COMMENTS BY COUNCIL OR CITY MANAGER:

Mayor Techel asked for any comments by the City Council or City Manager.

Councilmember Sedgley asked if Council would agree to direct legal staff to research ordinances from other jurisdictions that have limitations on issues such as small cell sites or tasting rooms.

Mayor Techel stated certain issues should be considered holistically during the General Plan update.

In response to a question, City Attorney Barrett stated that if City Council wishes to direct staff they may, and explained that the departments that regulate the issues cited by Councilmember Sedgley also have direct knowledge of local concerns.

In response to a question by Mayor Techel, City Attorney Barrett affirmed that local jurisdictions may handle issues slightly differently but all are regulated by the same laws and regulations. Mayor Techel suggested that if Councilmembers receives questions from citizens on these issues, to direct them to the responsible department.

9. CLOSED SESSION:

City Attorney Barrett announced the Closed Session items.

9.A. [1435-2018](#)

CITY COUNCIL RECESS AT 5:10 P.M.

6:30 P.M. EVENING SESSION

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

10.A. Roll Call:

Present: 5 - Councilmember Gentry, Councilmember Krider, Councilmember Sedgley, Vice Mayor Mott, and Mayor Techel

11. PLEDGE OF ALLEGIANCE:

12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Roberts announced the following supplemental reports and

communications:

Item 15 A:

PowerPoint Presentation by city staff.

26 letters or emails from citizens regarding the Linda Vista Avenue Bridge Project Update.

Item 15 B:

PowerPoint Presentation by city staff.

Clerk Roberts stated staff routinely uploads supplemental material to the website after the meetings.

13. REPORT ACTION TAKEN IN CLOSED SESSION:

City Attorney Barrett stated there was no reportable action from the Closed Session.

14. PUBLIC COMMENT:

James Hinton, resident, suggested Council meet with citizens regarding small cell antennas and to send a strong letter to AT&T regarding lead sheath cables.

Shellie Rice, resident, voiced concern regarding her home and the adjacency of a site for a small cell antenna.

Valerie Wolf resident, voiced concern regarding cell sites and microwave radiation.

Lin Marie, resident, voiced concern regarding health risks and wireless radiation.

Ariana Kampton, Redwood Road, stated their neighbor was removing a healthy redwood tree and urged the City to try to save it.

Katya Kampton, and Avern Kampton also came forward to urge action to save the redwood tree.

Marla Toffle, resident, urged regulating small cell towers based on aesthetics.

Bruce Fenton, resident, expressed concern regarding microwave towers and urged more discussion.

Unidentified speaker suggested residents view the Napa page of mychoice.com to express concerns.

15. ADMINISTRATIVE REPORTS:**15.A. [1339-2018](#) Linda Vista Avenue Bridge Over Napa Creek Project Update**

John Ferons, Senior Civil Engineer and Steve Brassfield Fire Chief provided the staff report concerning the Linda Vista Bridge project. Mr. Ferons spoke about traffic circulation; Chief Brassfield provided information regarding the increased response time the area would benefit from if the bridge were to be built.

Mayor Techel called for public comment.

1. Kate Miller, resident and Urban Transportation Planner - supports - will reduce congestion at Browns Valley and increase connectivity.
2. Liam Joy, resident aged 12 - opposed - safety concerns.
3. Tom Blackwood, resident - opposed - increased traffic on streets with no sidewalks.
4. Jeff Prather, resident - opposed - noted he submitted a letter.
5. Elizabeth Emmett, representing Napa Valley School District - supports - increased first responder time, congestion relief, improved student access.
6. Judy Gallagher - opposed - her property would be adversely affected.
7. Kevin Gallagher - opposed - environmental impacts to Napa Creek.
8. Cheryl Marcillac, resident - opposed - remove project from the General Plan.
9. Chris Christensen, resident - if the bridge is not the answer, study the issue to improve the general flow of traffic.
10. Shennan Hutton, resident - opposed - cited various traffic issues.
11. Margan Holloway, resident - opposed - too many cars traveling in the area and impact environment/animals.
12. Tom Andrews, resident - opposed - general comments.
13. Mark Warrington, resident - opposed - safety concerns.

14. Marc Longoria, resident - supports - urged moving forward.
15. Chris Craiker, resident, if the bridge were built, traffic calming measures should be used.
16. Lance Houser, resident - supports - benefits would be evident by the larger community.
17. Lou Brandon, resident - opposed - if the bridge were needed, should be for emergency vehicles only.
18. Mary Constantas, resident - opposed - traffic concerns.
19. Lou Ann Briemon, resident, opposed - negative impacts to property and animals.
20. Jimmy Hayes, resident - opposed - negative impacts to animals and pets.
21. Sara Tavizan, resident - opposed - bridge would take away a portion of her driveway; cause increased foot and vehicular traffic.
22. Darrell Hutton, resident - opposed - asked that the project be taken off the General Plan.
23. Ila Hohmann, resident - opposed - project not necessary.
24. Cindy Deutsch, resident - opposed - Linda Vista and Lone Oak dangerous areas.
25. James Hinton, resident, stated it was City Council's job to follow the will of the community.
26. Jennifer Tibbits, resident - opposed - traffic safety; remove from the General Plan.
27. Steve Harr, resident - opposed - there may be more people injured on the north side of Napa Creek.
28. Ingrid Schubert, resident - opposed - she chose the neighborhood to avoid the traffic congestion.

There were no further requests to speak.

Lorien Clerk, the City's Transportation Planner responded to questions regarding traffic circulation.

City Council comments included discussion as to why Council discussed the item in 2014 and why it was brought back for consideration. Councilmember Sedgley provided his perspective regarding the 2014 hearing and public testimony. He stated he supported better circulation and traffic calming.

Councilmember Mott stated he was confident that the City provided good emergency response at present. He voiced concern regarding the Lincoln curve area and suggested that by building the bridge there may be a problem at West Lincoln. He stated funds should be used to build sidewalks.

Mayor Techel thanked the audience for their courtesy. She also briefly talked about the history of the item and Council's 2014 discussion on the matter, which she voted against.

There was further discussion regarding the 2014 City Council discussion.

Councilmember Sedgley asserted the importance of beginning the design of the bridge and increased emergency response time.

Councilmember Gentry stated while she would not support the project now, she did respect staff's direction regarding the circulation model, safety and response time, which should be discussed during the General Plan Update.

Councilmember Krider stated he was a proponent of circulation, but felt this project was not ready; sidewalks should be constructed first.

Discussion continued. Vice Mayor Mott voiced he felt the roundabouts should be completed before the subject was decided. In response to a question by Vice Mayor Mott, John Ferons, Senior Engineer stated the roundabouts would be completed in 2020.

Mayor Techel stated that it was the consensus of the Council to not proceed with the bridge project at this time but to revisit the project when the planned roundabouts were operational and the City was discussing the circulation element in the General Plan and dealing with connectivity.

Mayor Techel called at Break at 9:11 p.m.

The meeting reconvened at 9:23 p.m.

Received update from staff regarding Linda Vista Avenue Bridge Over Napa Creek (BR14PW02).

16. PUBLIC HEARINGS/APEALS:

16.A. [1369-2018](#) Medicinal and Adult-Use Cannabis Ordinance

Community Development Director Rick Tooker provided the background of the ordinance, noting that the Planning Commission recommended approval. He stated six applications were currently on file; two have been approved, two are awaiting a decision on reducing the separation standard; and one is awaiting the decision on the impenetrable barrier. He stated one was submitted last Friday.

Mayor Techel called for public comment.

James Hinton, resident - stated recreational marijuana dispensaries should be considered now.

Micah Malan stated the City needed more than two dispensaries and cited various reasons. He stated his group has been aggressively looking for a building to accommodate a dispensary and that "green zones" should be accommodated.

Vice Mayor Mott stated the City has come a long way to get to this point, and the service area that is intended is the City of Napa.

Mayor Techel stated she was in favor of starting slow with the two dispensaries and allow the community to acclimate to that before more are allowed.

Councilmember Gentry stated she would support the ordinance as written.

Councilmember Sedgley stated he would support the changes, but he disagreed that two security guards were needed at each business.

A motion was made by Councilmember Sedgley, seconded by Vice Mayor Mott, to approve the first reading and introduction of an Ordinance amending the Napa Municipal Code Section 17.52.275 to modify the distance separation standards for medicinal cannabis retailers and small cannabis manufacturers from youth oriented property and the visibility requirements of cannabis-related uses from a public street; and determining that the actions authorized by this Ordinance are exempt from CEQA. The motion carried by the following vote:

Aye: 4 - Gentry, Krider, Sedgley, and Mott

No: 1 - Techel

17. COMMENTS BY COUNCIL OR CITY MANAGER:

Brief discussion ensued regarding City Council's plans to participate in the Fourth of July Parade event.

18. ADJOURNMENT: 9:45 P.M.

Submitted by,

Dorothy Roberts, City Clerk