



CITY OF NAPA

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

MEETING MINUTES - Final

CITY COUNCIL OF THE CITY OF NAPA

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

Tuesday, October 17, 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:

Item 6.B. - PowerPoint presentation from City staff.

Item 6.C. - PowerPoint presentation from City staff.

Item 7.A. - Memo from City staff correcting typo on the draft ordinance that was published as Attachment 1 to the report.

Item 8.A. - PowerPoint presentation from City staff.

Item 8.B.:

- PowerPoint presentation from City staff.
- Requests to be heard from Mayen Shueh, Joshua Winston, and Bradley J. Jameson, Attorney at Law.
- Email from Todd Morse.

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

3. SPECIAL PRESENTATIONS:

3.A. [377-2023](#) “Imagine a Day Without Water” Proclamation

Mayor Sedgley and members of Council read the proclamation. Deputy Utilities Director Joy Eldredge accepted the proclamation and provided remarks.

4. PUBLIC COMMENT:

CJ Bertagna, American Legion Post 113 - Invited the Council and members of the public to the Post's open house scheduled for Friday October 27, 2023 from 2:00 p.m.-5:00 p.m. at 1240 Pearl Street. He also invited them to the annual Veteran's Day Ceremony Saturday November 11, 2023 at 11:00 a.m. at Veterans Memorial Park

5. CONSENT CALENDAR:

Approval of the Consent Agenda

A motion was made by Vice Mayor Painter, seconded by Councilmember Luros, to approve the Consent Agenda with item 5.J. pulled at the request of Councilmember Alessio. The motion carried by the following vote:

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

5.A. [378-2023](#) City Council Meeting Minutes

Approved the minutes from the October 3, 2023 Regular Meeting of the City Council.

5.B. [362-2023](#) Amended 2023 City Council Calendar

Adopted Resolution R2023-104 establishing the amended 2023 City Council Calendar by approving the cancellation of the regular meeting of the City Council on November 21, 2023.

Enactment No: R2023-104

5.C. [380-2023](#) Building and Fire Code Board of Appeals and Disability Access Board of Appeals Membership

1. Reappointed two incumbents, John McBroom and Gina Biter-Mundt, and appointed new member, Kyle Larson, to the Building and Fire Code Board of Appeals, with a two-year term expiring September 30, 2025; and
2. Reappointed two incumbents, John McBroom and Gina Biter-Mundt to the Disability Access Board of Appeals, with a two-year term expiring September 30, 2025.

5.D. [381-2023](#) Bicycle and Pedestrian Advisory Commission Membership

Appointed incumbent, Cindy Deutsch, and new member, Robert Reber, to the Bicycle and Pedestrian Advisory Commission for terms effective immediately and ending September 30, 2025.

- 5.E.** [382-2023](#) Parks, Recreation and Trees Advisory Commission Membership
- Appointed incumbents Amy Deck and Rainer Hoenicke, and new applicant Joe Streng to the Parks, Recreation and Trees Advisory Commission for a term effective immediately and ending September 30, 2025; and designate Amy Deck as one of the three members who demonstrate experience in one of the following identified fields: urban planning, park planning, park operations, park maintenance, recreation programming, horticulture, or arboriculture.
- 5.F.** [370-2023](#) Update to One-Way Streets Designated
- Approved the Second Reading and final passage of Ordinance O2023-009 amending Napa Municipal Code Section 10.24.010 related to the designation of one-way streets; and determine that the actions authorized by this ordinance are exempt from CEQA.
- Enactment No: O2023-009
- 5.G.** [369-2023](#) Military Equipment Ordinance Update Adding Additional Equipment
- Approved the Second Reading and final passage, and adopted Ordinance O2023-010 approving the updated police military equipment use policy to add additional equipment in accordance with California Government Code sections 7070 through 7075.
- Enactment No: O2023-010
- 5.H.** [320-2023](#) Body Worn Cameras and Digital Evidence Management for the Police Department
- Adopted Resolution R2023-115 authorizing the Police Chief to execute an agreement with Axon Enterprises, Inc., in the amount of \$1,574,131.72, for a five-year term to purchase body worn cameras, a digital evidence management system, and taser electronic control devices.
- Enactment No: R2023-115
- 5.I.** [300-2023](#) Napa Countywide Road Maintenance Act (Measure T) - Maintenance of Effort
- Adopted Resolution R2023-105 certifying Measure T Maintenance of Effort for Fiscal Years 2023 through 2025, and determining that the actions authorized by this resolution are exempt from CEQA.
- Enactment No: 2023-105

- 5.J.** [356-2023](#) Napa Countywide Road Maintenance Act (Measure T) - Equivalent Fund Expenditures
- This item was pulled by Councilmember Alessio who posed questions and asked for additional clarification be provided to Council from staff.
- Ian Heid, Senior Civil Engineer, provided a brief report.
- A motion was made by Councilmember Alessio, seconded by Councilmember Narvaez, to adopt Resolution R2023-106 approving a certification of Equivalent Fund Expenditures under the Measure T Program that demonstrates use of non-Measure T revenue for Class I Bike projects for fiscal year 2022-23. The motion carried by the following vote:**
- Aye:** 5 - Alessio, Luros, Narvaez, Painter, and Sedgley
- Enactment No: 2023-106
-
- 5.K.** [357-2023](#) State Route 29 Bicycle and Pedestrian Undercrossing Riparian Restoration and Monitoring Program
- Adopted Resolution R2023-107: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with, Empire Landscaping, Inc., for the State Route 29 Bicycle and Pedestrian Undercrossing Riparian Restoration and Monitoring Program project in the bid amount of \$168,725; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$96,073 for a total project amount not to exceed \$264,798; and (3) determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.**
- Enactment No: 2023-107
-
- 5.L.** [376-2023](#) On-Call Construction Management Consulting Services
- Authorized the Utilities Director to execute agreements with 4Leaf, Inc., Alpha CM, Inc., Consolidated CM, Inc. , and Psomas, in an amount not to exceed \$500,000 each, for on-call construction management consulting services.**
-
- 5.M.** [358-2023](#) Repair and Maintenance for Heating and Cooling Systems
- Authorized the Public Works Director to execute on behalf of the City Amendment No. 5 to Agreement No. C2017-205 with Bell Products, Inc., for heating and air conditioning systems (HVAC) services, to expand the scope of services and increase the maintenance rates with no change to the total compensation or expiration date and determine that the actions authorized by this item are exempt from CEQA.**

5.N. [359-2023](#) Fleet Replacement Schedule

Adopted Resolution R2023-108 (1) approving an amended Appendix H, Fleet Replacement Schedule to the Approved Fiscal Year 2024/2025 City of Napa Budget, and (2) authorizing the Public Works Director to execute contracts on behalf of the City for the purchase of replacement vehicles and equipment based on the descriptions and dollar amounts identified on the amended Appendix H in the total amount of \$5,384,300 in FY2023/24 and \$3,195,000 in FY2024/25.

Enactment No: R2023-108

5.O. [368-2023](#) Fire Portable Radio Equipment Replacement

Authorized the Assistant City Manager to issue a purchase order in an amount not-to-exceed \$300,000 with Motorola Solutions for the purchase of portable radios and ancillary items for use in the Napa Fire department.

6. ADMINISTRATIVE REPORTS:

6.A. [383-2023](#) Council Spotlight - Water Treatment Operations

Utilities Director, Phil Brun, introduced the item. Erin Kebbas, Water Quality Manager, shared a video detailing Utilities Department water treatment operations.

Following the presentation, brief Councilmember comments ensued.

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

6.B. [373-2023](#) Mission Statement and Core Values

(See supplemental document in Attachment 1)

City Manager Potter opened the item.

Heather Maloney, Public Works Administrative Service Manager, and MJ Tueros, HR Manager, provided the report.

Following the report, discussion was turned over to Council; individual comments and questions ensued.

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

A motion was made by Councilmember Lueros, seconded by Councilmember Alessio, to adopt Resolution R2023-109 establishing a Mission Statement and Core Values for the City of Napa. The motion carried by the following vote:

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

Enactment No: R2023-109

6.C. [343-2023](#) 3875 Jefferson Street Housing Project Update

(See supplemental Document in Attachment 1)

Housing Manager, Stephanie Gaul, provided the report. She was joined by the Housing Land Trust of the North Bay's Executive Director, Dev Goetschius, who reviewed the land trust model.

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

Discussion was turned over to Council; individual questions and comments ensued.

Members of Council received update on the City-owned property at 3875 Jefferson Street and a presentation by the Housing Land Trust of the North Bay's Executive Director, Dev Goetschius, on the housing land trust model. Following the presentation, a motion was made by Vice Mayor Painter, seconded by Councilmember Luros, to direct staff to pursue the land trust model for affordable housing development on the site by providing preference in the request for proposal that the housing developer partner with the owner of a Land Trust. 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 Alessio, to approve the Consent Agenda. The motion carried by the following vote:

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

7.A. [350-2023](#) City Manager's Office Staffing Plan Update (Amending Napa Municipal Code Section 2.08.090 regarding the designation of appointive officers in the City Manager's Office)

(See supplemental document in Attachment 1)

Approved the first reading and introduction of an ordinance amending Napa Municipal Code Section 2.08.090 regarding the designation of appointive officers in the City Manager's Office.

8. PUBLIC HEARINGS:

8.A. [355-2023](#) Acquisition of Real Property Needed for the Trower Avenue Widening Project (City Project No. ST14PW05)

(See supplemental document in Attachment 1)

Mayor Sedgley announced the hearing. Due to ownership of real property in proximity to the subject properties, he announced that would be recusing from participation in the hearing and left the Chambers at 5:13 P.M.

Ian Heid, Senior Civil Engineer, provided the staff report.

Vice Mayor Painter asked for disclosures; there were none.

Vice Mayor Painter called for general public comments. There were no requests to speak.

Discussion was turned back to Council. Individual questions ensued.

At 5:37 P.M. Vice Mayor Painter called a brief break. The meeting reconvened at 5:40 P.M.

Vice Mayor Painter then called for public testimony from each property and asked if there was an owner or representative who desired to address the Council for each subject property. There were no requests to speak.

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

A motion was made by Councilmember Luros, seconded by Councilmember Narvaez to:

Adopt Resolution of Necessity (R2023-110) to authorize commencement of litigation to acquire by eminent domain portions of the property located at 2415 Trower Avenue ("Wolfson Property") that are needed for the Trower Avenue Widening Project; to seek an order of possession for the Wolfson Property (Code of Civil Procedure Section 1245.220); and to determine that the actions authorized by this resolution were adequately analyzed by a previous CEQA action; and

Adopt a Resolution of Necessity (R2023-111) to authorize commencement of litigation to acquire by eminent domain portions of the property located at 2427 Trower Avenue ("Gundling Property") that are needed for the Trower Avenue Widening Project; to seek an order of possession for the Gundling Property (Code of Civil Procedure Section 1245.220); and to determine that the actions authorized by this resolution were adequately analyzed by a previous CEQA action; and

Adopt a Resolution of Necessity (R2023-112) to authorize commencement of

litigation to acquire by eminent domain portions of the property located at 2433 Trower Avenue ("Gundling Property") that are needed for the Trower Avenue Widening Project; to seek an order of possession for the Gundling Property (Code of Civil Procedure Section 1245.220); and to determine that the actions authorized by this resolution were adequately analyzed by a previous CEQA action; and

Adopt a Resolution of Necessity (R2023-113) to authorize commencement of litigation to acquire by eminent domain portions of the property located at 2437 Trower Avenue ("Marof Property") that are needed for the Trower Avenue Widening Project; to seek an order of possession for the Marof Property (Code of Civil Procedure Section 1245.220); and to determine 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, Luros, Narvaez, and Painter

Recused: 1 - Sedgley

Enactment No: R2023-110; R2023-111; R2023-112
and R2023-113

8.B. [354-2023](#) Acquisition of Real Property Needed for the Big Ranch Road Widening Project (City Project No. ST11PW02)

(See supplemental document in Attachment 1)

Mayor Sedgley returned to the meeting at 5:46 P.M.

Mayor Sedgley announced the public hearing and reviewed the hearing process.

Ian Heid, Senior Civil Engineer provided the staff report. He also introduced Ben Stock, outside Counsel.

Mayor Sedgley called for disclosures; Councilmembers provided them.

Mayor Sedgley called for general comments from the public regarding the project. There were no comments provided. He then called for public comment on each individual property as follows:

1. Property located at 2023 Big Ranch Road.

None.

2. Property located at 2033 Big Ranch Road

The following persons spoke regarding 2033 Big Ranch Road:

Stefan Jezycki - shared various concerns and asked that the hearing be postponed.

Mayen Shueh - shared various concerns and asked that the hearing be postponed.

3. 2047 Big Ranch Road:

The following persons spoke regarding 2047 Big Ranch Road:

Josh Winston, JLL Development, and property owner - shared various concerns and asked for a continuance.

Jeremy Sil - provided comments regarding design.

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

Discussion was turned over to Council; individual City Council questions and comments ensued. Staff, including outside Counsel, provided responses and further clarification.

A motion was made by Vice Mayor Painter, seconded by Councilmember Luros, to approve staff's recommendation with an amendment directing staff not to file eminent domain for six months. Due to a required four affirmative votes to approve a Resolution of Necessity, the motion failed by the following vote:

Alessio - No
Luros - Aye
Narvaez - No
Painter - Aye
Sedgley - Aye

Brief additional discussion ensued.

A motion was made by Councilmember Alessio, seconded by Councilmember Narvaez to continue the hearing to the January 16, 2024 Regular City Council Meeting. The motion carried by the following vote:

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

9. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Luros expressed her appreciation to colleagues and staff members who had attended recent solidarity events and given support following recent terrorists attacks in Israel.

Vice Mayor Painter expressed that the Napa Jewish community appreciated the support from the Council and City staff following recent attacks and invited interested members of the public to attend the Napa Israeli Solidarity Rally on the steps of the Napa County Historic Courthouse on Sunday, October 22, 2023 at 11:00 a.m.

CITY COUNCIL RECESS: 6:47 P.M.

6:30 P.M. EVENING SESSION

10. CALL TO ORDER: 6:59 P.M.

10.A. Roll Call:

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

11. PLEDGE OF ALLEGIANCE:

12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental documents:

Item 14.A. - PowerPoint presentation from City staff.

Item 15.A.:

- PowerPoint presentation from City staff.
- HCD findings letter received October 17, 2023.
- Email from Charles Shinnamon.

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

13. PUBLIC COMMENT: None.

14. ADMINISTRATIVE REPORTS:

14.A. [324-2023](#) Fourth of July Event Options

(See supplemental document in Attachment 2)

Parks and Recreation Director Breyana Brandt provided the report.

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

Discussion was turned over Council; individual comments and questions ensued.

A motion was made by Councilmember Alessio, seconded by Councilmember Narvaez for the 2024 Fourth of July event to include the continuation of the Community Celebration at Oxbow Commons, Parade support for the Sunrise Rotary, the Patriotic Decor, and an evening celebration that would include whatever is financially feasible for a fireworks show, laser show or drone show. The motion failed by the following vote:

Alessio - Aye
Luros - No
Narvaez - Aye
Painter - No
Sedgley - No

Additional discussion ensued.

A motion was made by Councilmember Luros, seconded by Vice Mayor Painter, for the 2024 Fourth of July event to include an evening laser or drone show, continued parade support for the Sunrise Rotary, and cancellation of the Community Celebration at Oxbow Commons if financially necessary. The motion carried by the following vote:

Aye: 3 - Alessio, Luros, and Painter

No: 2 - Narvaez, and Sedgley

15. PUBLIC HEARINGS:

15.A. [374-2023](#) Housing Element Adoption

(See supplemental documents in Attachment 2)

Senior Planner Michael Walker provided the staff report.

Eric Phillips, Special Counsel, Burke, Williams & Sorensen, LPP and Ethan Mobley, Project Director, Dynamic Planning + Science, who appeared via video conference, joined Mr. Walker.

Mayor Sedgley called for disclosure; there were none.

Mayor Sedgley called for public comment

Charles Shinnamon - shared support by the Napa Housing Coalition to adopt the Plan and acknowledged staff and consultants for all their work on it.

A motion was made by Councilmember Alessio, seconded by Vice Mayor Painter, to close public testimony. The motion carried unanimously.

Discussion was brought back to Council; individual comments ensued.

A motion was made by Vice Mayor Painter, seconded by Councilmember Narvaez, to adopt Resolution R2023-114 adopting a General Plan amendment to repeal the Fifth Cycle Housing Element and adopt the Sixth Cycle Housing Element for the period of 2023-2031 in compliance with State Housing Element Law and determining that the actions authorized by this resolution are exempt from CEQA. The motion carried by the following vote:

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

Enactment No: R2023-114

16. COMMENTS BY COUNCIL OR CITY MANAGER:

City Manager Potter shared with Council that he submitted a work order to put all seating back up on the top of the dais and to relocate the podium toward the center of the room.

17. ADJOURNMENT: 8:15 P.M.

The next regularly scheduled meeting for the City Council of the City of Napa is November 7, 2023.

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**

October 17, 2023

FOR THE CITY COUNCIL OF THE CITY OF NAPA

AFTERNOON SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

6. ADMINISTRATIVE REPORTS:

6.B. Mission Statement and Core Values

- PowerPoint Presentation from Staff.

6.C. 3875 Jefferson Street Housing Project Update

- PowerPoint Presentation from Staff.

7. CONSENT HEARINGS:

7.A. City Manager's Office Staffing Plan Update

- Memo from Staff received October 13, 2023.

8. PUBLIC HEARINGS:

8.A. Acquisition of Real Property Needed for the Trower Avenue Widening Project

- PowerPoint Presentation from Staff.

8.B. Acquisition of Real Property Needed for the Big Ranch Road Widening Project

- PowerPoint Presentation from Staff.

1) Request to be heard from Mayen Shueh received on October 11, 2023.

2) Request to be heard from Joshua Winston received on October 12, 2023.

3) Request to be heard from Bradley J. Jameson, Attorney at Law, on behalf of Mayen Shueh received on October 13, 2023.

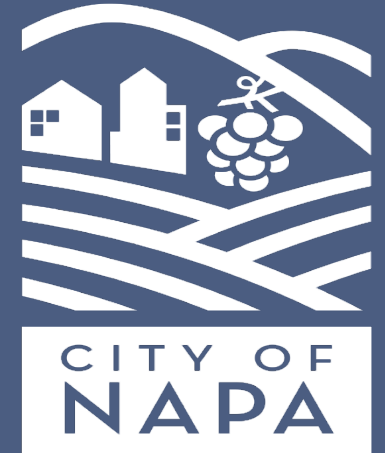
4) Email from Todd Morse received October 16, 2023.

SUBMITTED DURING THE CITY COUNCIL MEETING

8.B. Acquisition of Real Property Needed for the Big Ranch Road Widening Project

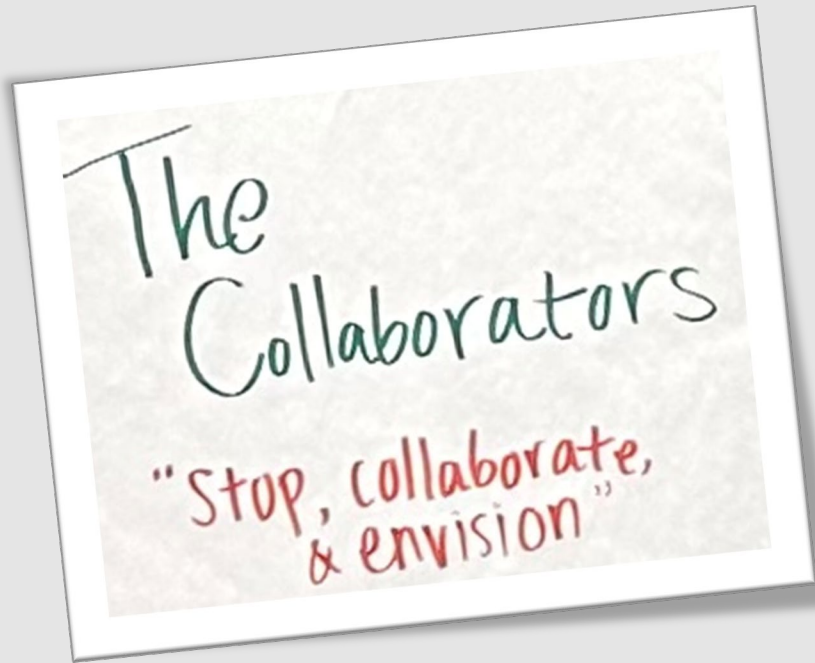
1) Document from Mayen Shueh submitted on October 17, 2023.

City Council Regular Meeting
10/17/2023
Supplemental - Item 6.B.
From: City Staff



Mission & Core Values Update

City Council
October 17, 2023



DEPARTMENT/ROLE	NAME
City Attorney's Office	Sabrina Wolfson
City Clerk's Office	Samantha Pasco
City Manager's Office	Jaina French
City Manager's Office	Deborah Elliott
City Manager's - Housing	Chardonai Rose
Community Development	Angela Alvarez-Cendejas
Finance	Seth Anderson
Fire	Jim Cortese
Human Resources	Ashley Titus
Parks & Recreation	Ali Koenig
Parks & Recreation	Dave Youdell
Police	Layne Buckles
Police	Chase Haag
Police	Garrett Smith
Public Works	Jay Gelardi
Public Works	Hank Hardister
Public Works	Mike Arens
Utilities	Erin Kebbas
Program Manager	MJ Tueros
Program Manager	Heather Maloney
Executive Team Advisor	Heather Ruiz
Executive Team Advisor	Liz Habkirk

The Collaborators FY24 Focus Items:



- ✓ Mission and Core Values
- ✓ City-wide Training and Professional Development Program RFP
- ✓ Develop Future Program Recommendations

Mission and Core Values

Focus Team:

Chardonai Rose
David Youdell
Erin Kebbas
Heather Maloney
Jay Gelardi
Jessie Gooch
Jaina French
Kelly Bullock
Layne Buckles
Malia Legros
MJ Tueros
Seth Anderson



The Why



Communicates
purpose of the
organization



Guides
organizational
culture

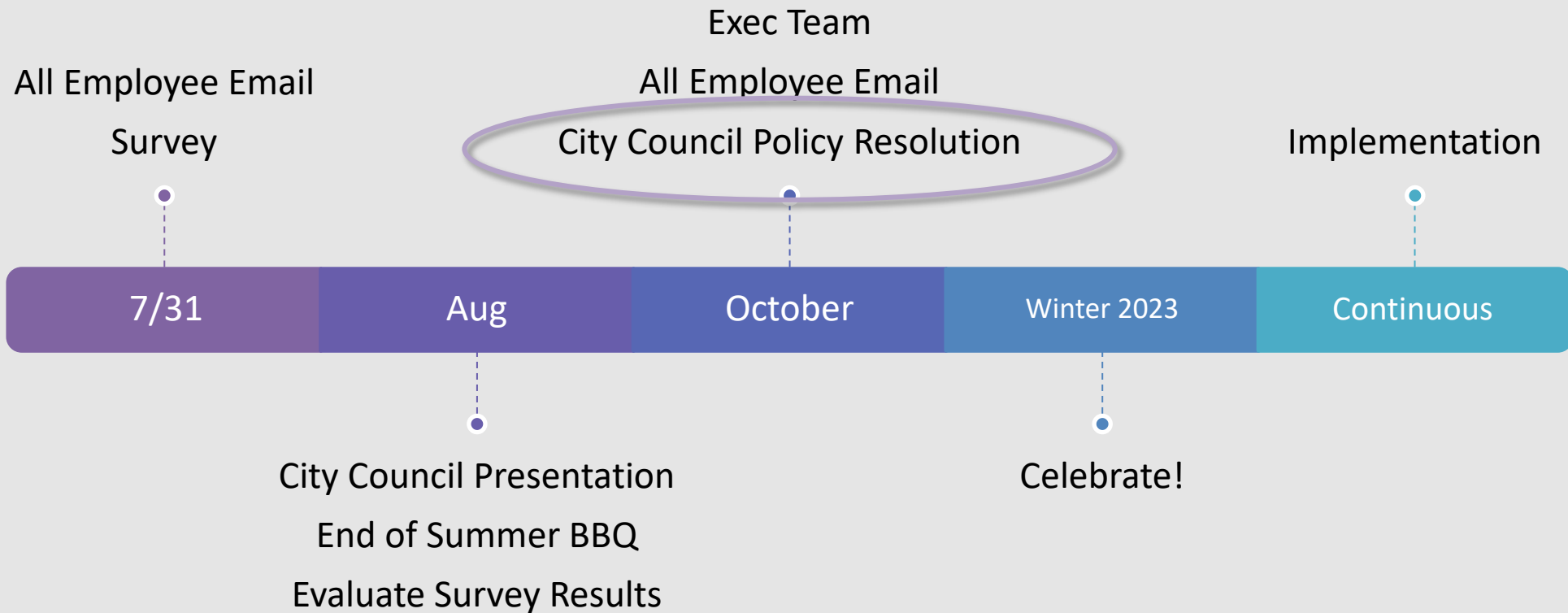


Informs strategy
development

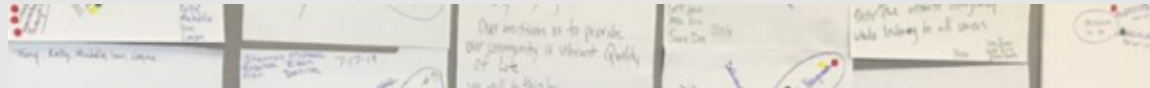


Describes our
identity as an
employer

Timeline



All Staff Survey Results



Hand-drawn survey notes on sticky notes, including phrases like "Our mission is to provide our community a vibrant quality of life" and "Best place to work while bringing in all sorts".



**City of Napa's
Mission & Core Values**

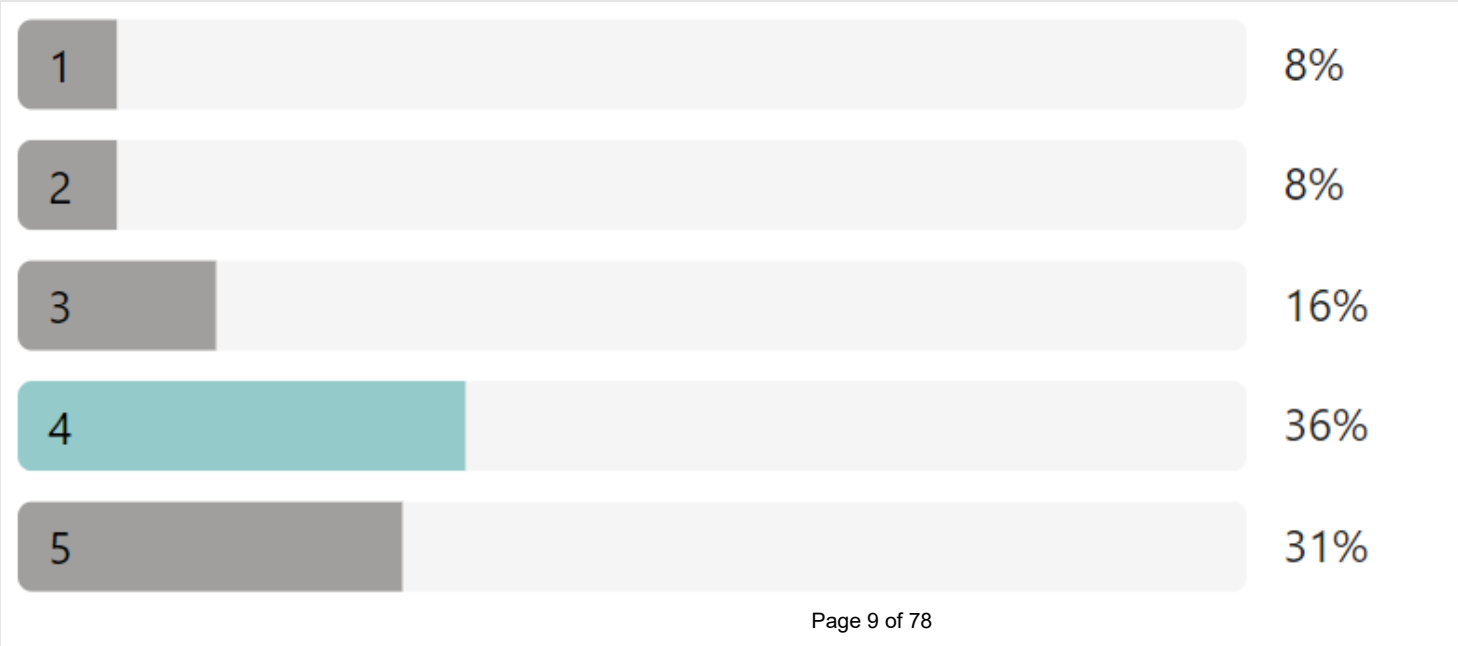
WE WANT TO HEAR FROM YOU!

The City of Napa is revisiting important work that began back in 2019 to develop a Mission & Core Values statement that communicates the purpose of our organization, guides our organizational culture, informs strategy development and describes our identity as an employer. As we return to this project, we want to re-engage with our colleagues to ensure the direction and outcome includes your voice.

Please take our short survey and share your thoughts!

MISSION STATEMENT

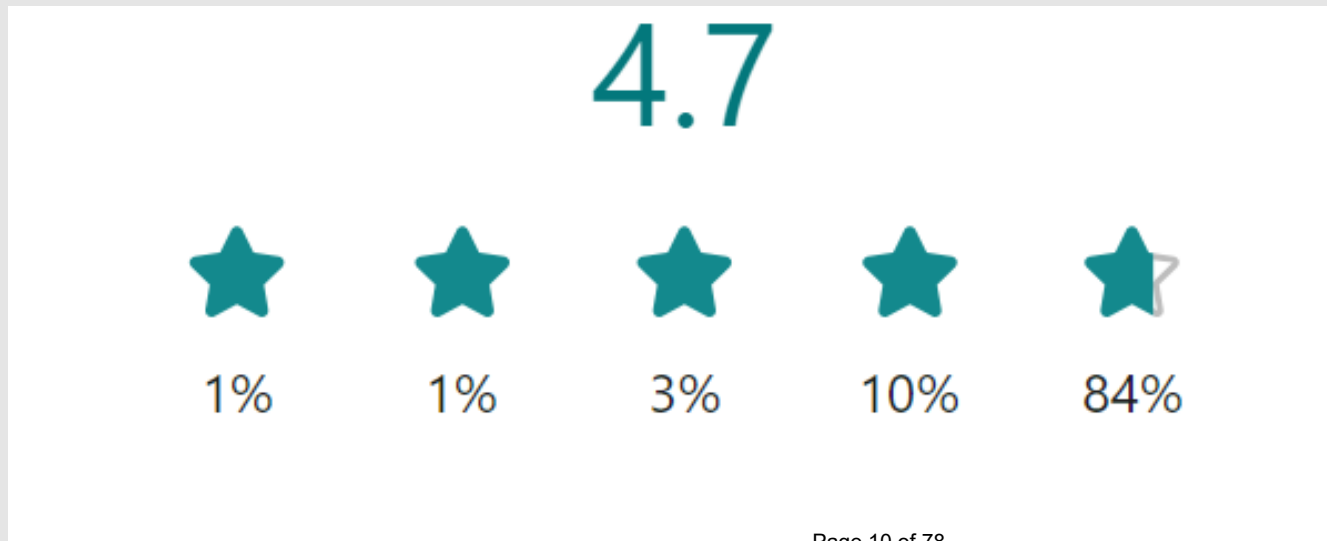
How aligned are you with the below draft of the new Mission Statement that was created in 2019? “Rooted in public service, our mission is to grow a vibrant, sustainable community for all who live in, work in, and visit the City of Napa. We will achieve this through thoughtful leadership and dedication to excellence.”



CORE VALUES: Integrity

On a scale of 1-5 stars, with 1 being the lowest score and 5 being the highest, rank how important the value of INTEGRITY is for a healthy, thriving City of Napa culture?

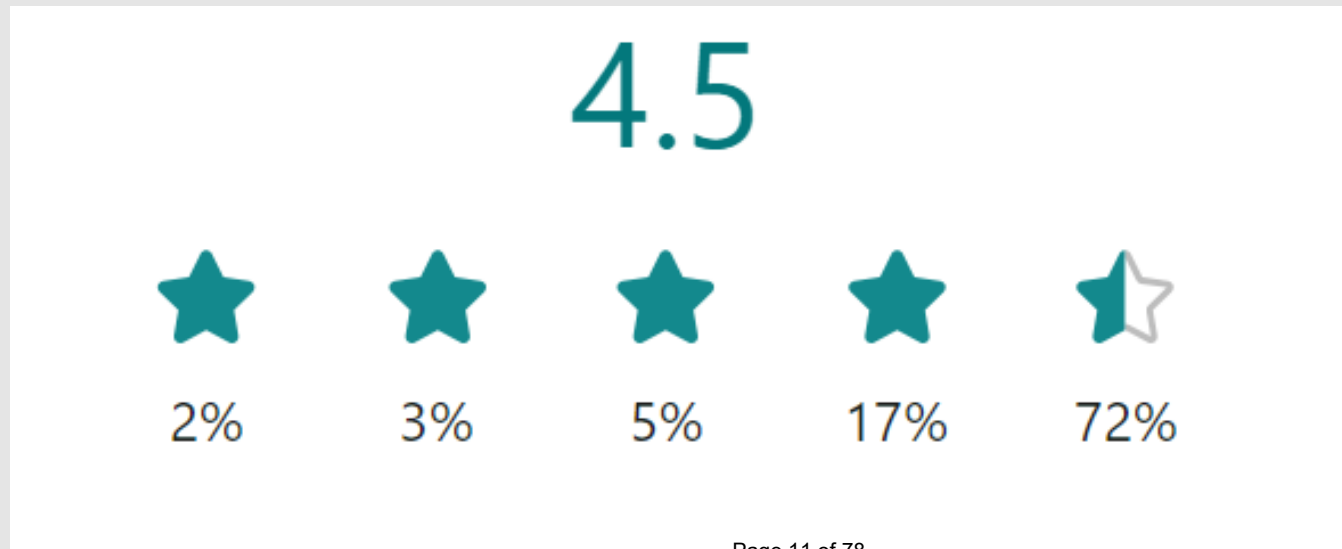
Integrity - Consistently demonstrating the highest level of ethical conduct with accountability and pride.



CORE VALUES: Service

On a scale of 1-5 stars, with 1 being the lowest score and 5 being the highest, rank how important the value of SERVICE is for a healthy, thriving City of Napa culture?

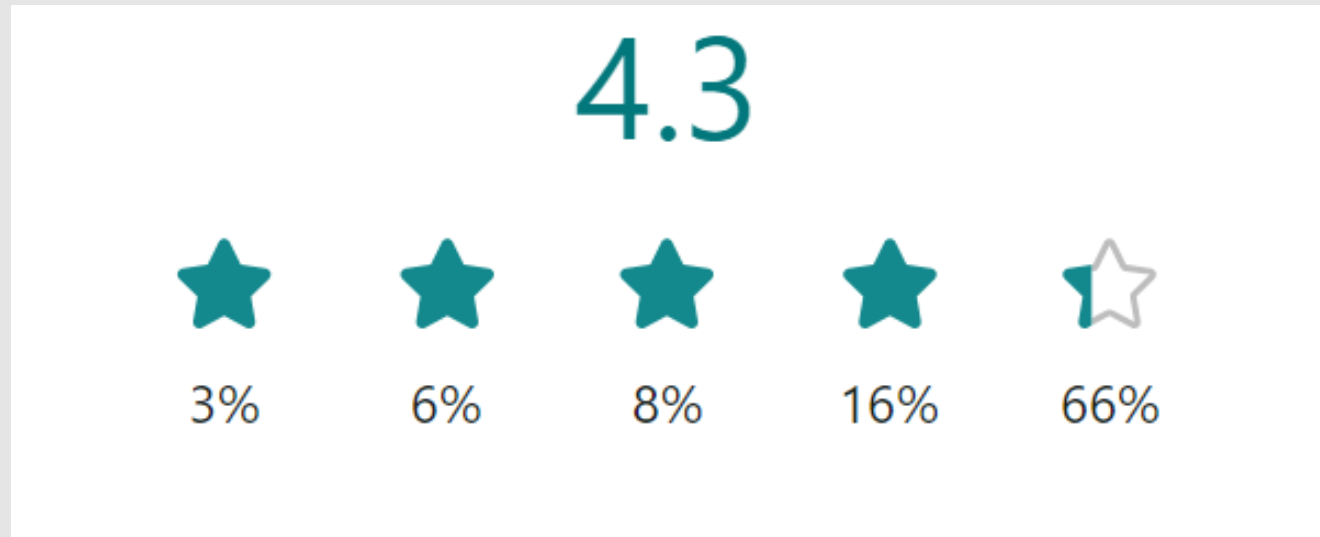
Service - Engaging in meaningful work to care for our community through resourceful dedication and humble actions.



CORE VALUES: Inclusion

On a scale of 1-5 stars, with 1 being the lowest score and 5 being the highest, rank how important the value of INCLUSION is for a healthy, thriving City of Napa culture?

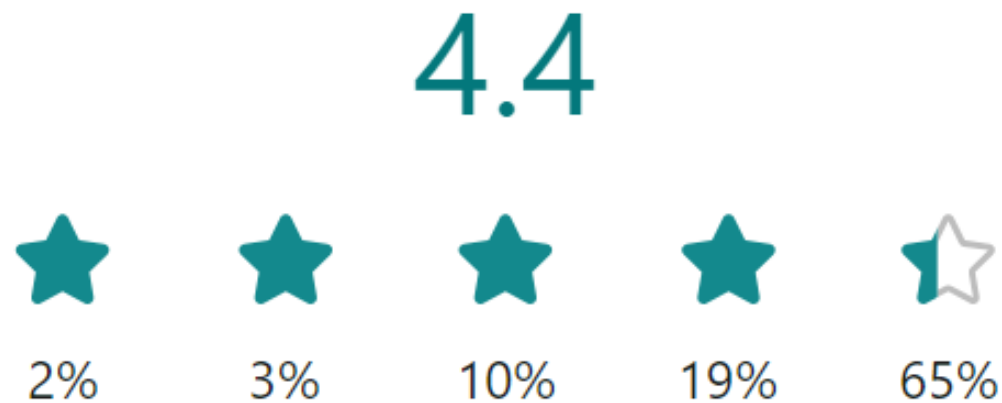
Inclusion - Creating a sense of ease and belonging through respect, acceptance, and mindfulness of our collective diversity.



CORE VALUES: Collaboration

On a scale of 1-5 stars, with 1 being the lowest score and 5 being the highest, rank how important the value of COLLABORATION is for a healthy, thriving City of Napa culture?

Collaboration - Working together with a shared purpose while respectfully considering all voices to achieve common goals, solutions, and greater outcomes.





MISSION

Rooted in public service, our mission is to grow a vibrant, sustainable community for all who live in, work in, and visit the City of Napa, through thoughtful leadership and dedication to excellence



CORE VALUES

Integrity

Consistently demonstrating the highest level of ethical conduct with accountability and pride.

Service

Engaging in meaningful work to care for our community through resourceful dedication and humble actions.

Inclusion

Creating a sense of ease and belonging through respect, acceptance, and mindfulness of our collective diversity.

Collaboration

Working together with a shared purpose while respectfully considering all voices to achieve common goals, solutions, and greater outcomes.

Future Considerations

Tag line &
graphics

Update
Signage

Job Postings

Employee
Onboarding

Performance
Evals

Employee
Badges

Business
Cards

Email
Signature

Vehicles
stickers

Next Steps



Policy Resolution



Celebration



Implementation

Recommended Action

Approve a resolution establishing a Mission Statement and Core Values for the City of Napa





3875
Jefferson
Street –
Future
Housing
Project

October 17, 2023

Project Timeline



City acquired property in March 2023



Demolition of existing structures to commence by November 2023



Issue Request for Proposal for housing development in winter 2023/24



Declare parcel as exempt under Surplus Lands Act



Transfer property to developer

Property Details



Approximately 2.75 acres



Zoned RS 5 single family residential

Sized for 24 units



Infill lot adjacent to single family residential developments

Surplus Lands Act Exemption



To be declared “exempt surplus land” by City Council prior to transfer



Section 54221(f)(1)(F)



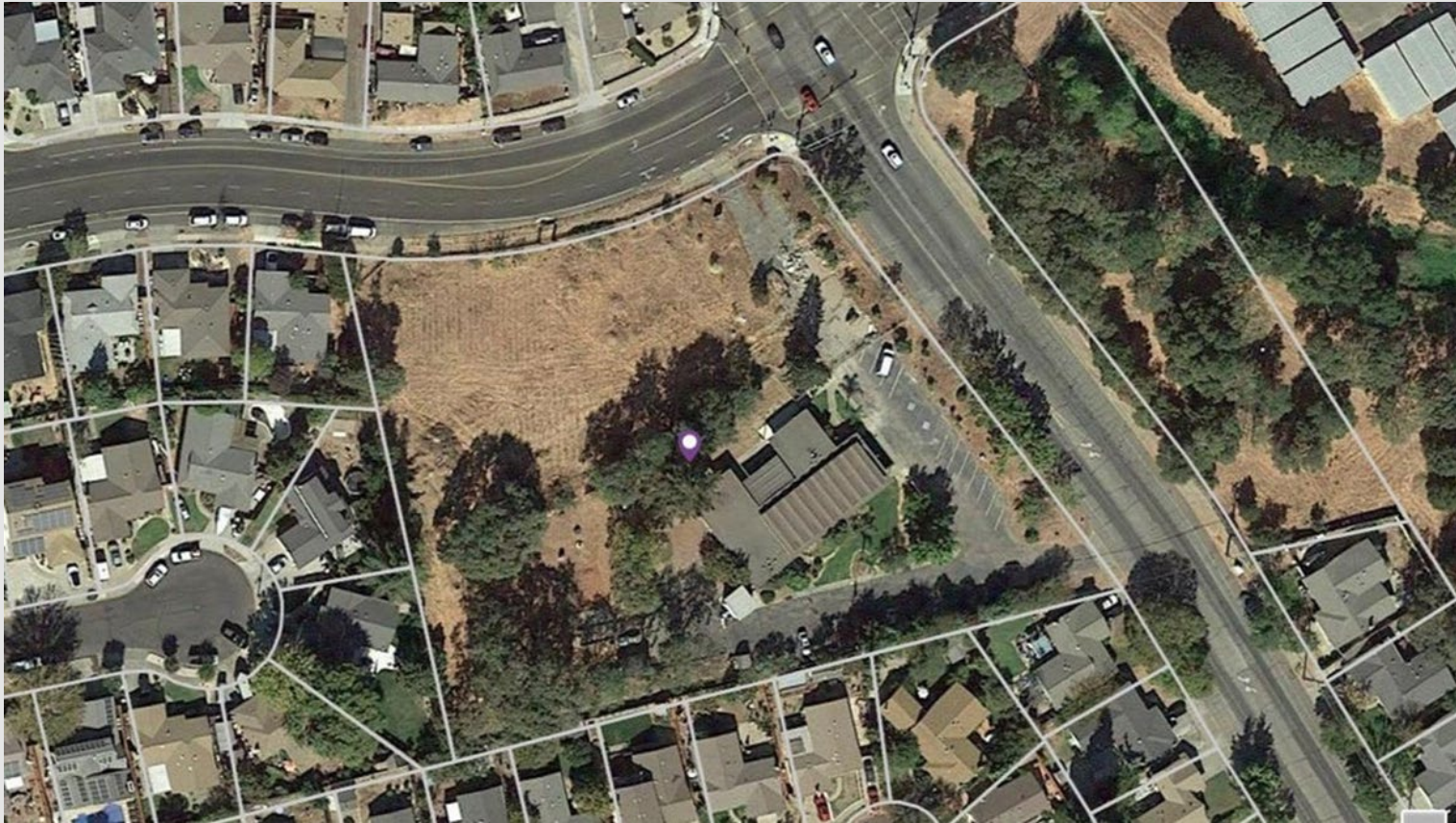
Open, competitive bid for developers



All units required to be restricted for incomes up to 120% AMI for minimum 45 years



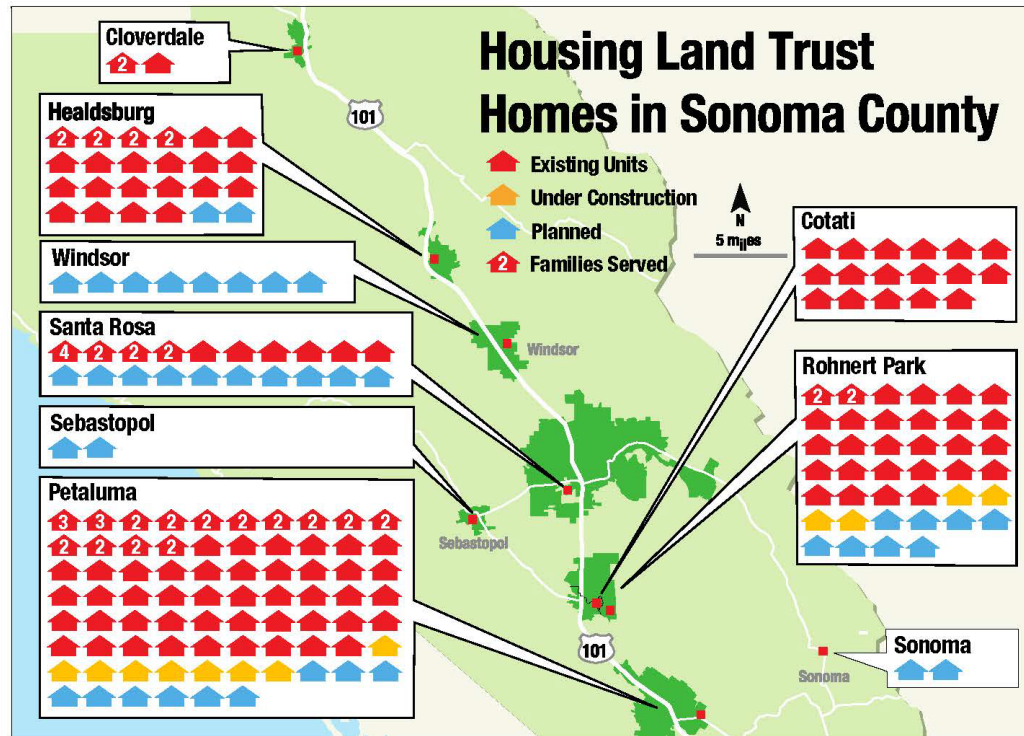
At least 75% of the units restricted for incomes up to 80% AMI



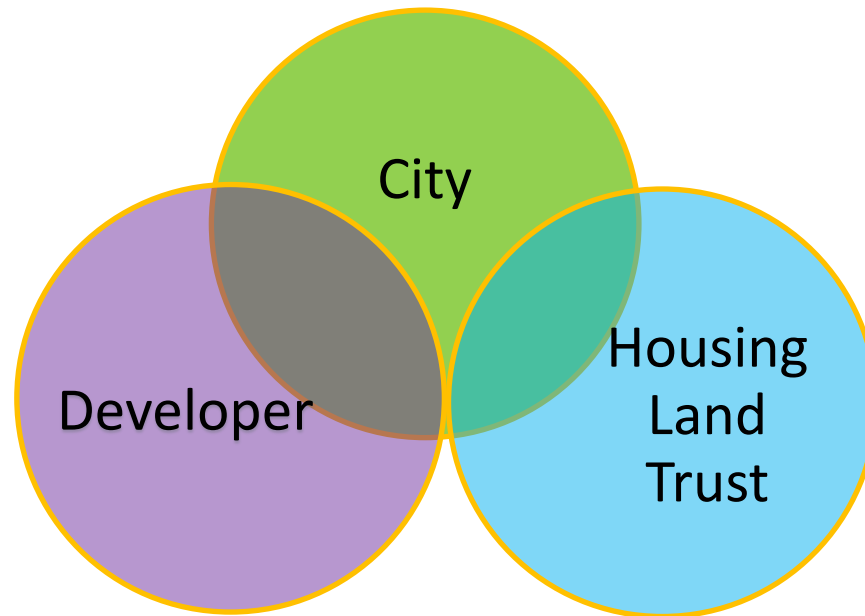


Dev Goetschius, Executive Director

City-HLT Partnership to House our Workforce



City-HLT- Developer Partnerships



HOUSING OUR WORKFORCE - IT IS ALL ABOUT THE PAYCHECK

The *price* of the home is *tied to income* so it remains affordable in perpetuity.



The land is a **community asset** with homes on it set aside for the workforce.

A Proven Working Model

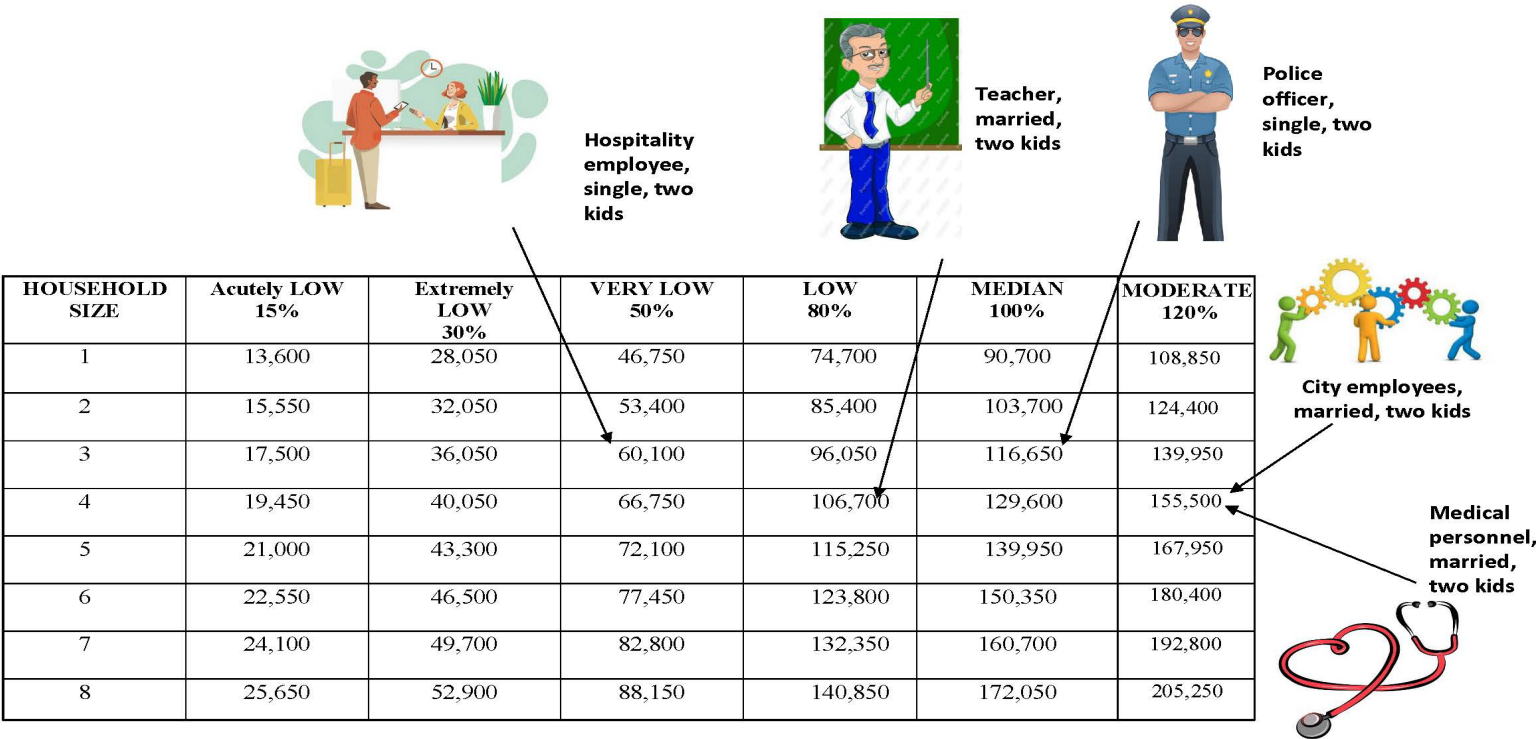
1x Community Investment serves to keep the Home as affordable to subsequent buyers as it was to the 1st Buyer - for example a house built in 2005 in Santa Rosa has now served the 5th buyer



Who Do We Serve?

Napa County, California

FY 2023 Median Household Income Schedule



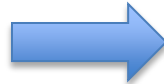
This median income schedule is based on the FY 2023 median household income for Napa County as determined by the California Department of Housing and Community Development (HCD) Household income is adjusted for family size in accordance with HCD standard adjustment factors. The current median income became **effective on June 6, 2023.**

Qualifying Information Compiled by Lender and HLT:

- ✓ Date of Application
- ✓ Name of Applicants
- ✓ AMI %
- ✓ Number of people in household
- ✓ FICO Score
- ✓ Annual Income
- ✓ Qualifying ratios: % of housing costs to income & % of debt to income (ideally max 35%/43%)
- ✓ Purchase price
- ✓ Down payment
- ✓ Employer
- ✓ 1st Time homebuyer: Yes/No

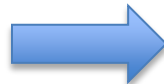
HOW DOES IT WORK?

City deeds land for housing to Land Trust



Land Trust holds land in trust as community benefit

Land Trust leases land to Family



- Family enters into a 99-year renewable ground lease
- Has exclusive rights to the property, like ownership
- Agrees to sell to same income level to keep the home affordable in perpetuity

Developer sells house to the Family



Family owns the home and has a 30-year fixed mortgage

How Do We Keep the Home Affordable for Subsequent Buyers?

- The price of the home is tied to the pay check, not the market. The index tied to resale is the Area Median Income (AMI)
- In order to keep the homes affordable to future buyers, homeowners agree to sell their home for a limited price when they decide to move
- The maximum price is calculated based on what was paid plus an annual increase based on the change in the area median income

Calculating the Resale Price

(Example)

- Initial Median Income in **2012** for Family of 4 at 100% AMI:
\$86,100
- 7 years later in 2019:
- Median Income in **2019** for Family of 4 at 100% AMI:
\$100,400
- Change in Incomes from 2012 to 2019 = 16.61%
(AMI chart comes out annually - could be more, could be less for future changes)

*Source: HCD Napa County AMI Charts
2/1/2012 & 5/6/2019*

Calculating the Resale Price

(Example)

Initial Purchase Price: \$350,000

If:

Change in Median Income = 16.61%

Then:

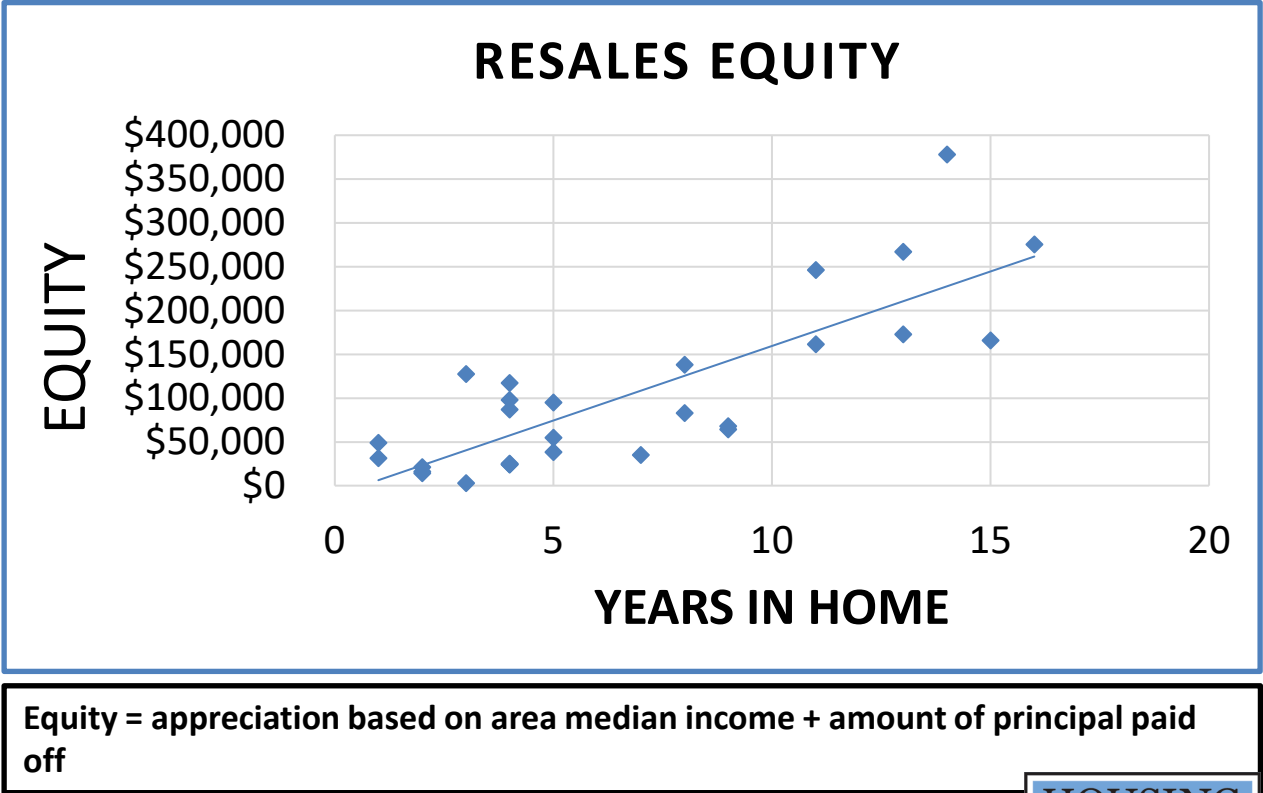
Maximum Sales Price = \$408,135.00

Total Appreciation from AMI = \$58,135.00

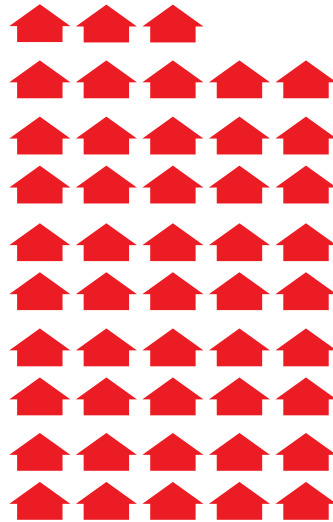
Total equity = Appreciation + Debt Reduction +
Down payment

Is There Wealth Building in HLT Homes?

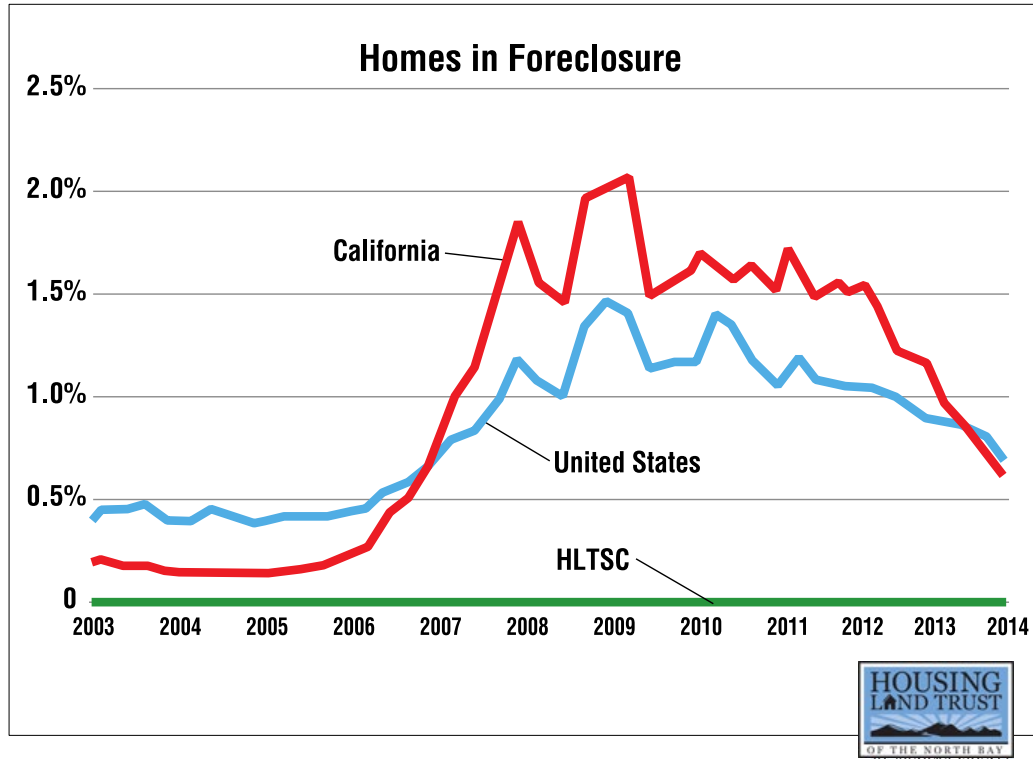
- HLT has completed 32 resales since its inception
- Our homeowners have on average sold their homes for \$50,000 more than they bought it for
- Upon selling their home, our homeowners have walked away with an average of \$100,000 in total equity, which is often used towards the purchase of a market rate home.



Focus on Families - Not on Homes



STEWARDSHIP MATTERS



What Are We Accomplishing?

- **Making homeownership a reality** for the workforce in our community
- **Strengthening the fabric of our community** by providing our workforce a secure place to live
- **Investing in a permanent subsidy that will help generation after generation** by partnering with a non-profit in HLT to steward the land that is a finite resource
- **Eliminating the need for government & private subsidies** in future years by tying the subsidy to the unit not the family
- **Delivering stewardship to families** to ensure successful homeownership
- **Creating community wealth in perpetuity** by preserving land that will benefit the community forever

www.housinglandtrust.org



info@housinglandtrust.org

707-766-8875

Recommended Action

- Provide staff with direction on whether to pursue the land trust model for development of affordable housing on the site by including a requirement in the Request for Proposal that the housing developer partner with a land trust steward.

Questions





MEMO

TO: Honorable Mayor and Members of City Council

FROM: Heather Ruiz, Human Resources Director

PREPARED BY: Caitlin Saldanha, Management Analyst II

DATE: October 13, 2023

SUBJECT: Item 7.A. City Manager's Office Staffing Plan Update (Amending Napa Municipal Code Section 2.08.090 regarding the designation of appointive officers in the City Manager's Office) on October 17, 2023 City Council Meeting

For Agenda Item 7.A, "City Manager's Office Staffing Plan Update (Amending Napa Municipal Code Section 2.08.090 regarding the designation of appointive officers in the City Manager's Office)," the staff recommendation is amended to correct the typographical error in the recommended ordinance, as described below.

The ordinance that was published as Attachment 1 to Item 7.A includes a reference in the second recital to an incorrect position title for "Community Relations and Media Manger." That reference will be corrected to the intended position title for "Community Relations and Media Manager."

Attached are redlined and clean versions of the Ordinance to show the corrections made to the the typographical error.

ATCH 1 – Redlined Version of Ordinance

ATCH 2 – Clean Version of Ordinance

ORDINANCE O2023-__

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
NAPA, STATE OF CALIFORNIA, AMENDING NAPA
MUNICIPAL CODE SECTION 2.08.090 REGARDING THE
DESIGNATION OF APPOINTIVE OFFICERS IN THE CITY
MANAGER'S OFFICE

WHEREAS, City Charter Section 75 authorizes the City Council to designate, by ordinance, "appointive officers" that may be appointed without following the civil service requirements of City Charter Section 76.1; and

WHEREAS, Napa Municipal Code Section 2.08.090 currently identifies five "appointive officer" positions in the City Manager's Office, which are: Assistant City Manager, Deputy City Manager, Risk Manager, Community Relations and Media ~~Manger~~ Manager, and Management Analyst I/II; and

WHEREAS, as a part of the City of Napa Budget, Fiscal Year 2023-2024, the City Council approved an adjustment to staffing levels in the City Manager's Office to add a Management Analyst I/II position to perform risk management duties for the City Manager's Office; and

WHEREAS, there is a need to update the identification of "appointive officers" within the City Manager's Office in order to address these changes; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Napa as follows:

SECTION 1: Amendment. Napa Municipal Code Section 2.08.090 is hereby amended by repealing the previous language of subsection 2.08.090(A), and adopting language to replace it, to read as set forth below. [NOTE: Subsections 2.08.090(B) through 2.08.090(E) are not modified by this amendment.]

"2.08.090 Appointive officers.

A. Designation of Appointive Officers. The City Council hereby designates the following appointive officers pursuant to Section 75 of the Charter:

1. Assistant City Manager.
2. Deputy City Manager.
3. Risk Manager.
4. Community Relations and Media Manager.
5. Two Management Analysts I/II."

ATTACHMENT 1

SECTION 2: Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 3: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Napa, a municipal corporation

MAYOR: _____

ATTEST: _____
CITY CLERK OF THE CITY OF NAPA

STATE OF CALIFORNIA }
COUNTY OF NAPA } SS:
CITY OF NAPA }

I, Tiffany Carranza, City Clerk of the City of Napa, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the 17th day of October, 2023, and had its second reading and was adopted and passed during the public meeting of the City Council on the ____ day of _____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to Form:

Michael W. Barrett
City Attorney

ORDINANCE O2023-__

ORDINANCE OF THE CITY COUNCIL OF THE CITY OF
NAPA, STATE OF CALIFORNIA, AMENDING NAPA
MUNICIPAL CODE SECTION 2.08.090 REGARDING THE
DESIGNATION OF APPOINTIVE OFFICERS IN THE CITY
MANAGER'S OFFICE

WHEREAS, City Charter Section 75 authorizes the City Council to designate, by ordinance, "appointive officers" that may be appointed without following the civil service requirements of City Charter Section 76.1; and

WHEREAS, Napa Municipal Code Section 2.08.090 currently identifies five "appointive officer" positions in the City Manager's Office, which are: Assistant City Manager, Deputy City Manager, Risk Manager, Community Relations and Media Manager, and Management Analyst I/II; and

WHEREAS, as a part of the City of Napa Budget, Fiscal Year 2023-2024, the City Council approved an adjustment to staffing levels in the City Manager's Office to add a Management Analyst I/II position to perform risk management duties for the City Manager's Office; and

WHEREAS, there is a need to update the identification of "appointive officers" within the City Manager's Office in order to address these changes; and

WHEREAS, the City Council has considered all information related to this matter, as presented at the public meeting of the City Council identified herein, including any supporting reports by City Staff, and any information provided during public meetings.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Napa as follows:

SECTION 1: Amendment. Napa Municipal Code Section 2.08.090 is hereby amended by repealing the previous language of subsection 2.08.090(A), and adopting language to replace it, to read as set forth below. [NOTE: Subsections 2.08.090(B) through 2.08.090(E) are not modified by this amendment.]

"2.08.090 Appointive officers.

A. Designation of Appointive Officers. The City Council hereby designates the following appointive officers pursuant to Section 75 of the Charter:

1. Assistant City Manager.
2. Deputy City Manager.
3. Risk Manager.
4. Community Relations and Media Manager.
5. Two Management Analysts I/II."

ATTACHMENT 2

SECTION 2: Severability. If any section, sub-section, subdivision, paragraph, clause or phrase in this Ordinance, or any part thereof, is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections or portions of this Ordinance or any part thereof. The City Council hereby declares that it would have passed each section, sub-section, subdivision, paragraph, sentence, clause or phrase of this Ordinance, irrespective of the fact that any one or more sections, sub-sections, subdivisions, paragraphs, sentences, clauses or phrases may be declared invalid or unconstitutional.

SECTION 3: Effective Date. This Ordinance shall become effective thirty (30) days following adoption.

City of Napa, a municipal corporation

MAYOR: _____

ATTEST: _____
CITY CLERK OF THE CITY OF NAPA

ATTACHMENT 2

STATE OF CALIFORNIA }
COUNTY OF NAPA } SS:
CITY OF NAPA }

I, Tiffany Carranza, City Clerk of the City of Napa, do hereby certify that the foregoing Ordinance had its first reading and was introduced during the public meeting of the City Council on the 17th day of October, 2023, and had its second reading and was adopted and passed during the public meeting of the City Council on the ____ day of _____, 2023, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

ATTEST: _____
Tiffany Carranza
City Clerk

Approved as to Form:

Michael W. Barrett
City Attorney

ACQUISITION OF REAL PROPERTY NEEDED FOR THE TROWER AVENUE WIDENING



PUBLIC HEARING

October 17, 2023

Hearings of Necessity

- Findings Necessary for a Public Agency to Acquire Private Property:
 - a) The public interest and necessity for the project;
 - b) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
 - c) The interests in the property sought to be acquired are necessary for the proposed Project;
 - d) The City has complied with all conditions and statutory requirements necessary to exercise the power of eminent domain to acquire the property, including making the Government Code offer.

Trower Ave Widening – Existing Conditions

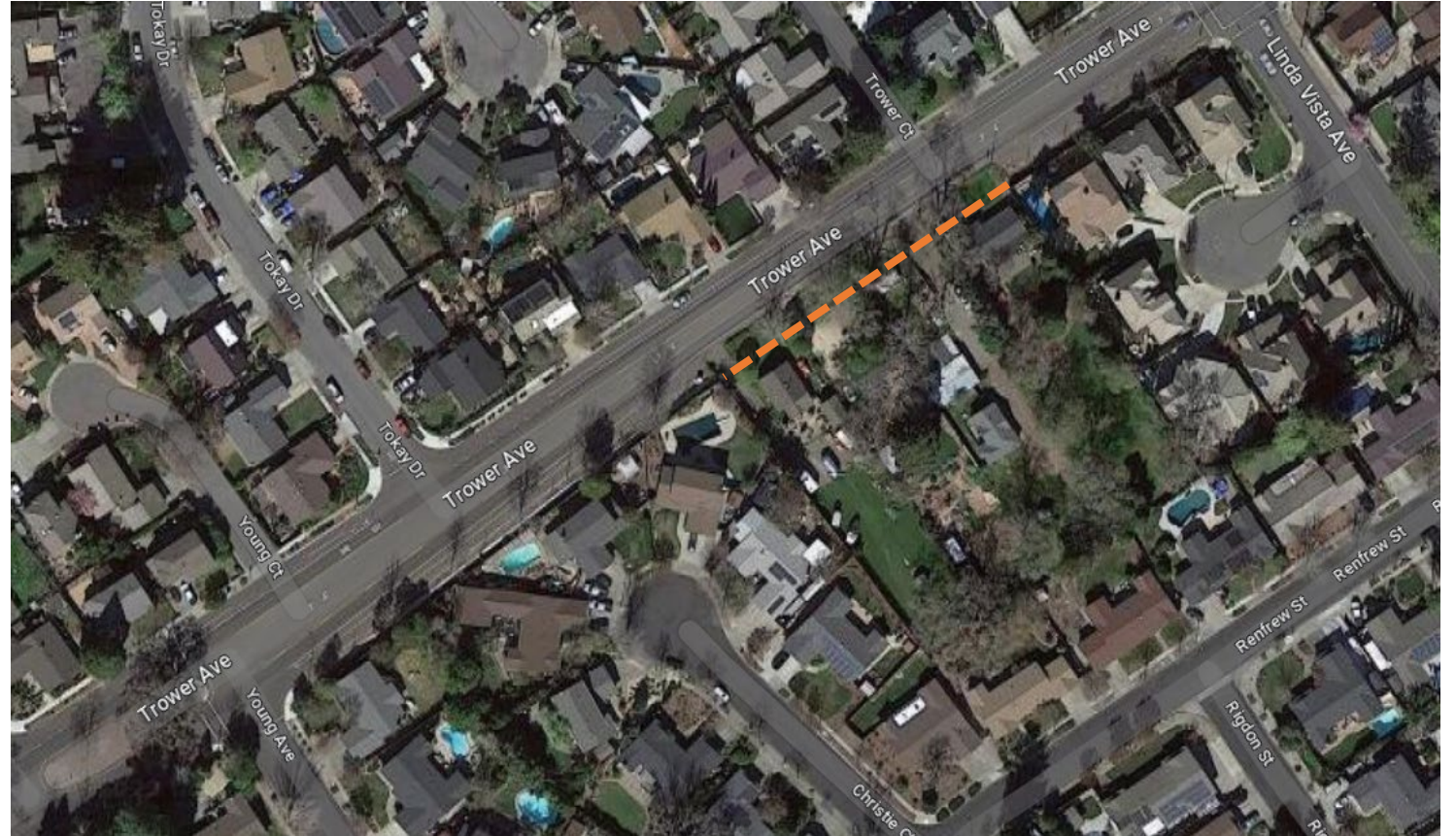


Background

- Linda Vista Specific Plan Area 3 (LVPA-3) adopted 1987
- High Priority Improvement Payback Fee adopted 1989, last updated 2004
- 2040 General Plan:
 - GOAL TE 2-2: Evaluate methods and undertake transportation facility improvements to promote biking, walking, and safer street crossings. Establish a target date for buildout of currently planned active transportation network improvements.

Proposed Right-of-Way

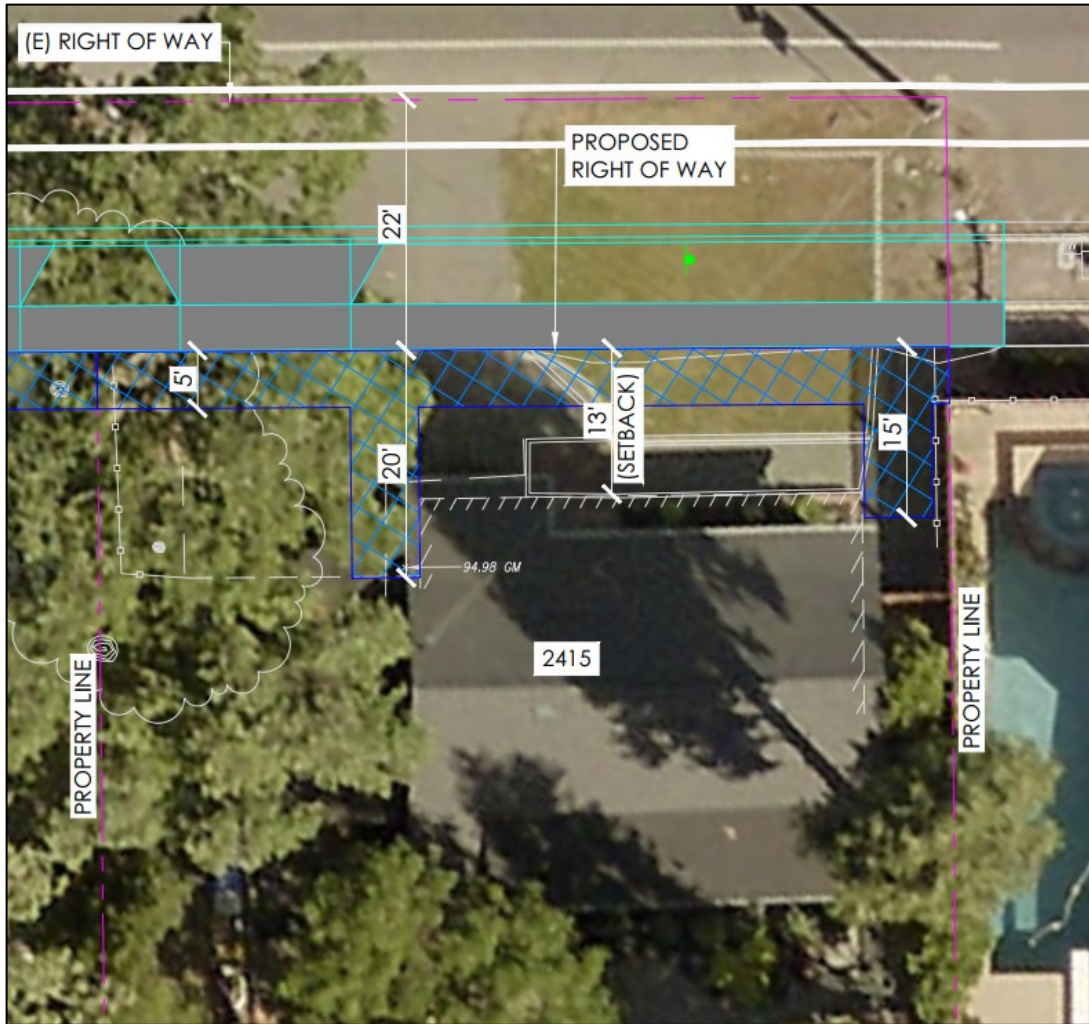
- Acquisition line is set by existing right of way
- Project will expand right of way on the south side of Trower Avenue for approximately 300 feet to conform with the sidewalk and roadway to the east and west of the project site.



Project Scope



2415 Trower Avenue (APN 007-172-023)



- Property Owner: Sabrina Wolfson
- 1,650 sq ft fee simple interest
- 525 sq ft 12-month non-exclusive temporary construction easement
- GovCode Offer issued on March 24, 2023

2427 Trower Avenue (APN 007-172-020)



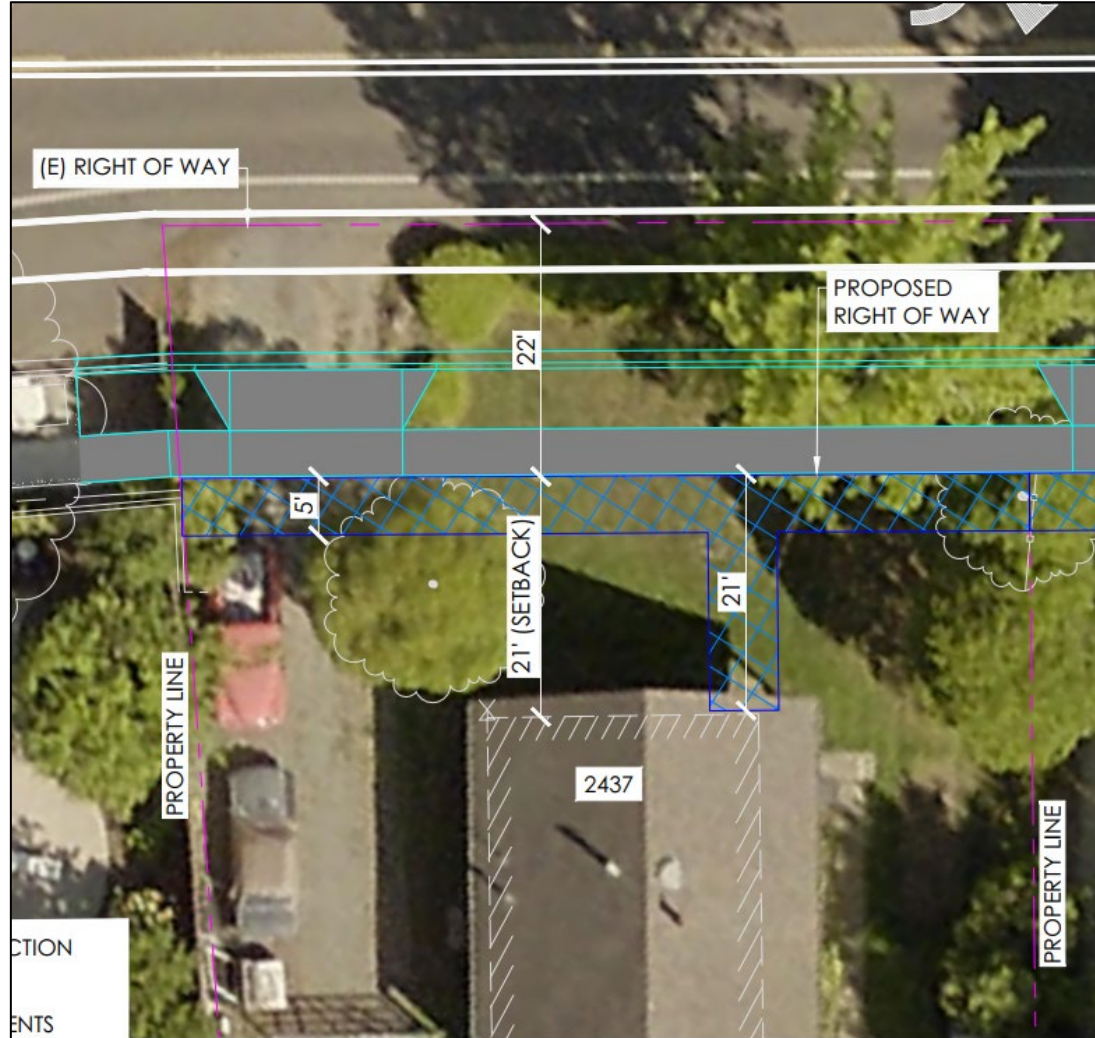
- Property Owner: Gabriel Gundling
- 1,650 sq ft fee simple interest
- 800 sq ft 12-month non-exclusive temporary construction easement
- GovCode Offer issued on March 24, 2023

2433 Trower Avenue (APN 007-172-019)



- Property Owner: Gabriel Gundling
- 1,413 sq ft fee simple interest
- 341 sq ft 12-month non-exclusive temporary construction easement
- GovCode Offer issued on March 24, 2023

2437 Trower Avenue (APN 007-172-018)



- Property Owner: Mary Ann Marof, Trustee of the Mary Ann Marof Living Trust 2006
- 1,635 sq ft fee simple interest
- 462 sq ft 12-month non-exclusive temporary construction easement
- GovCode Offer issued on March 24, 2023

Considerations

- Tonight's hearing is to consider the four findings discussed earlier.
- The issue of compensation to be paid to the owner is not part of the hearing on the Resolution of Necessity.
- Staff will continue to negotiate with each property owner on the compensation, and if unable to reach resolution, a jury will ultimately decide the issue of fair market value in any resulting eminent domain action.
- By adopting the Resolution of Necessity by 2/3 vote of the City Council (4 affirmative votes is the minimum), the City commits to acquiring the properties for the Project with the ability to file an eminent domain action should negotiations not result in a voluntary purchase.

Recommended Action

- **Adopt a Resolution of Necessity** to authorize commencement of litigation to acquire by eminent domain portions of the property located at 2415 Trower Avenue (“Wolfson Property”) that are needed for the Trower Avenue Widening Project; to seek an order of possession for the Wolfson Property (Code of Civil Procedure Section 1245.220); and to determine that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.
- **Adopt a Resolution of Necessity** to authorize commencement of litigation to acquire by eminent domain portions of the property located at 2427 Trower Avenue (“Gundling Property”) that are needed for the Trower Avenue Widening Project; to seek an order of possession for the Gundling Property (Code of Civil Procedure Section 1245.220); and to determine that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.
- **Adopt a Resolution of Necessity** to authorize commencement of litigation to acquire by eminent domain portions of the property located at 2433 Trower Avenue (“Gundling Property”) that are needed for the Trower Avenue Widening Project; to seek an order of possession for the Gundling Property (Code of Civil Procedure Section 1245.220); and to determine that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.
- **Adopt a Resolution of Necessity** to authorize commencement of litigation to acquire by eminent domain portions of the property located at 2437 Trower Avenue (“Marof Property”) that are needed for the Trower Avenue Widening Project; to seek an order of possession for the Marof Property (Code of Civil Procedure Section 1245.220); and to determine that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

ACQUISITION OF REAL PROPERTY NEEDED FOR THE BIG RANCH ROAD WIDENING



PUBLIC HEARING

October 17, 2023

Hearings of Necessity

- Findings Necessary for a Public Agency to Acquire Private Property:
 - a) The public interest and necessity for the project;
 - b) The proposed Project is planned or located in the manner that will be most compatible with the greatest public good and the least private injury;
 - c) The interests in the property sought to be acquired are necessary for the proposed Project;
 - d) The City has complied with all conditions and statutory requirements necessary to exercise the power of eminent domain to acquire the property, including making the Government Code offer.

Big Ranch Rd Widening – Existing Conditions

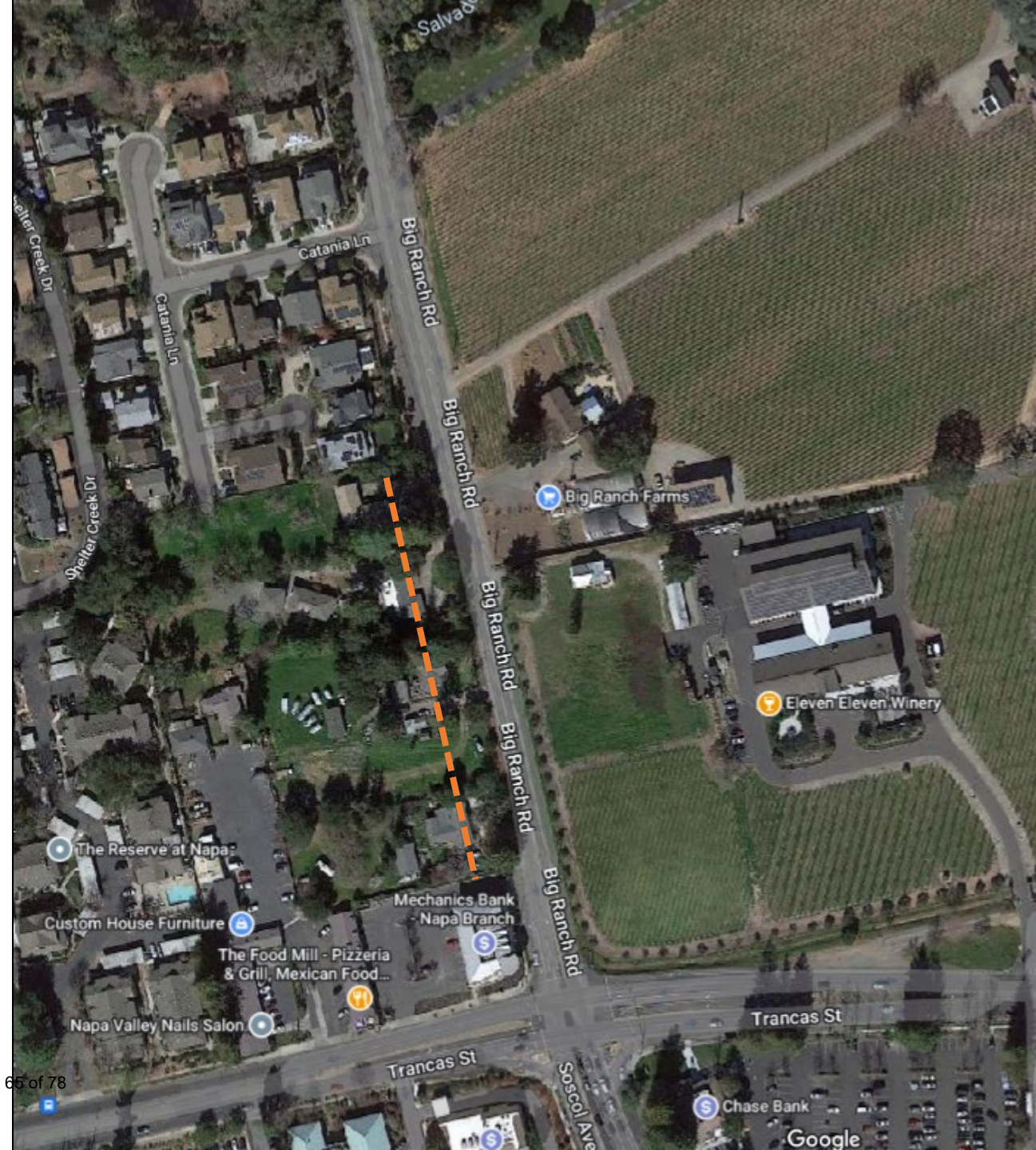


Background

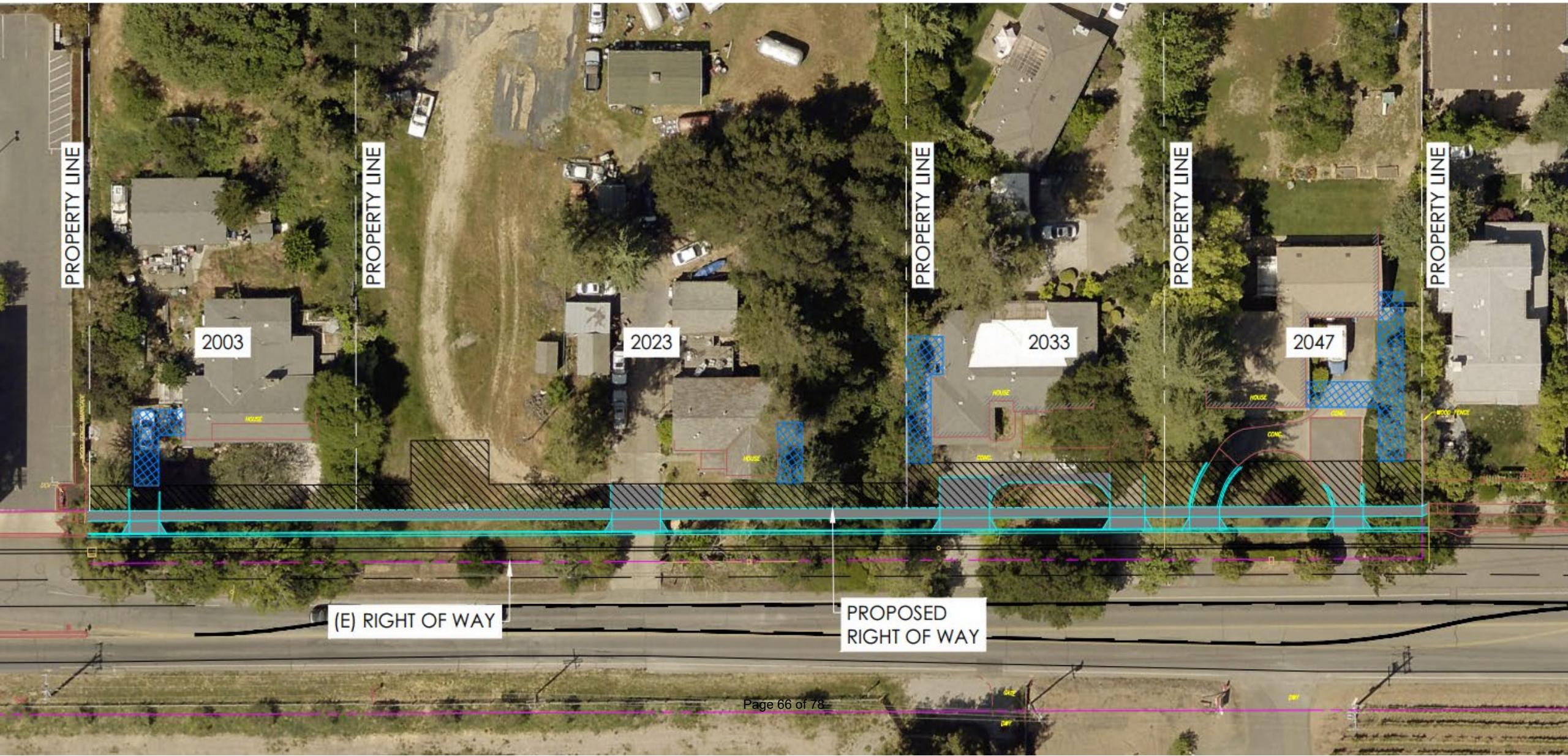
- Big Ranch Specific Plan adopted 1996
- Updated Big Ranch Area Development Impact Fee adopted 2008
- 2040 General Plan:
 - GOAL TE 2-2: Evaluate methods and undertake transportation facility improvements to promote biking, walking, and safer street crossings. Establish a target date for buildout of currently planned active transportation network improvements.
 - GOAL LUCD-24: Promote development of the Big Ranch Road area as a cohesive, vibrant neighborhood, integrated with the surrounding uses

Proposed Right-of-Way

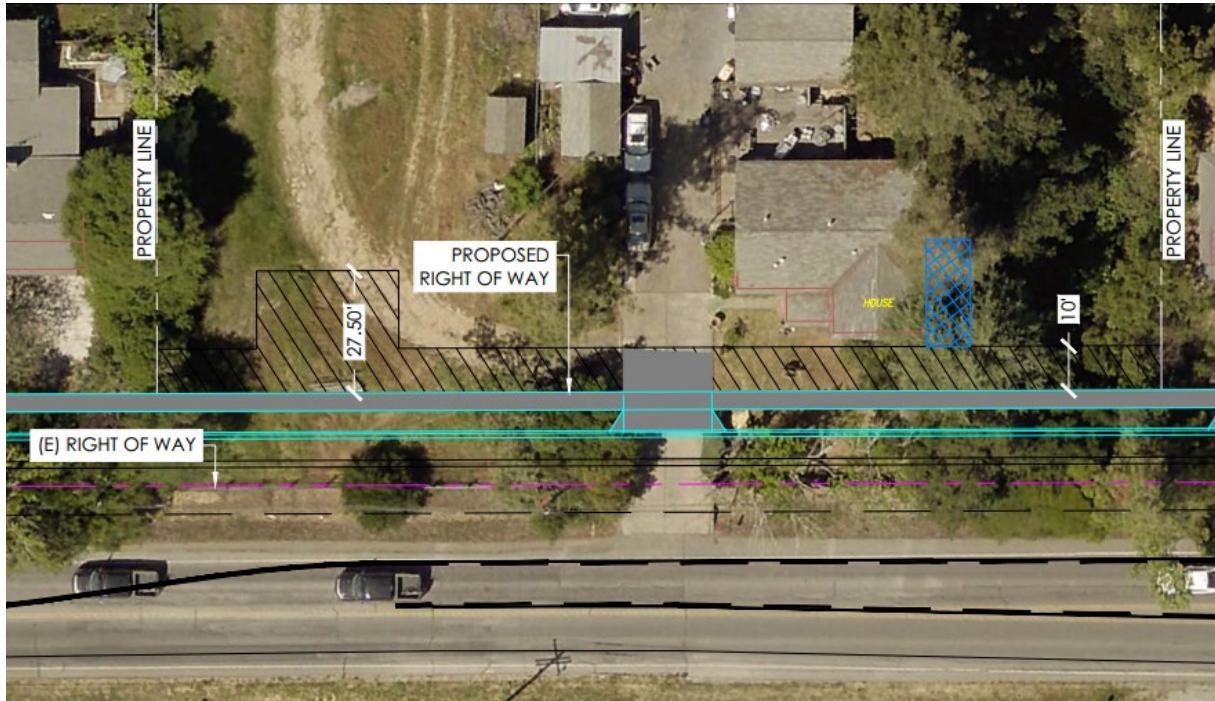
- Acquisition line is set by existing right of way
- Project will expand right of way on the west side of Big Ranch Road for approximately 575 feet to conform with the sidewalk and roadway to the north and south of the project site.



Project Scope

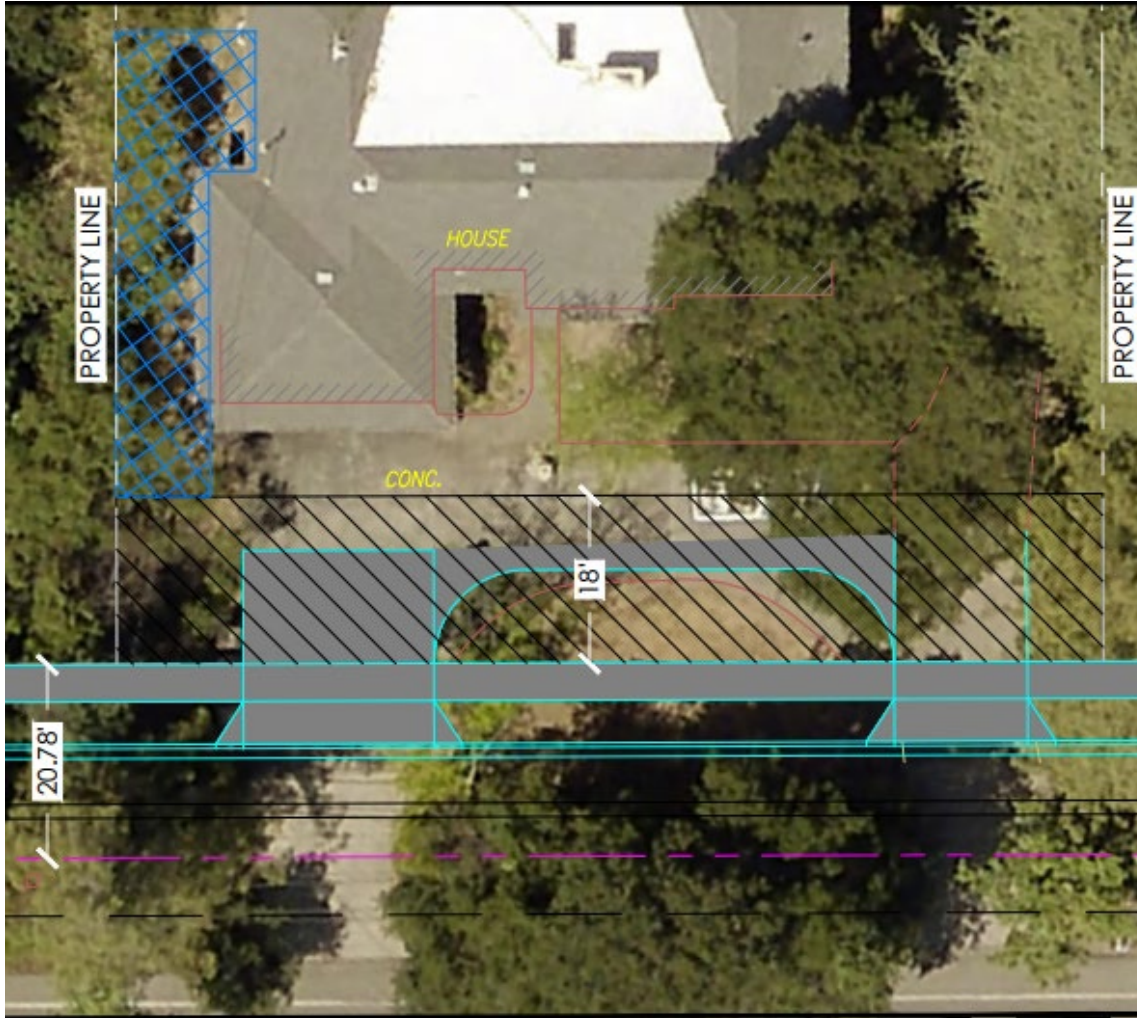


2023 Big Ranch Road (APN 038-170-008)



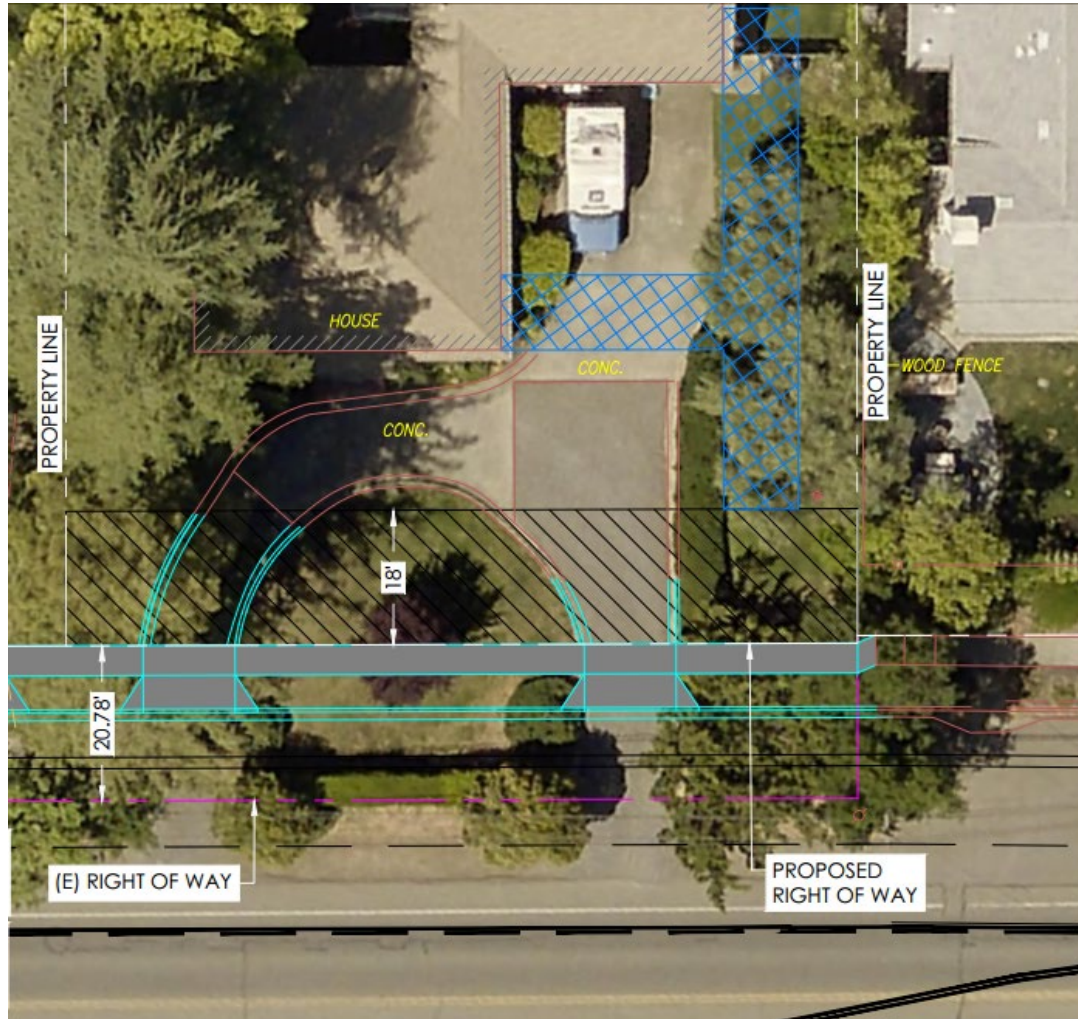
- Property Owner: Todd J. Morse
- 4,704 sq ft permanent easement
- 2,823 sq ft two-year non-exclusive temporary construction easement
- 240 sq ft two-year non-exclusive utility temporary construction easement
- GovCode Offer issued on February 2, 2023.

2033 Big Ranch Road (APN 038-170-007)



- Property Owners: Michael Imfeld & Mayen Shueh
- 2,203 sq ft permanent easement
- 1,908 sq ft two-year non-exclusive temporary construction easement
- 575 sq ft two-year non-exclusive utility temporary construction easement
- GovCode Offer issued on March 21, 2023

2047 Big Ranch Road (APN 038-170-006)



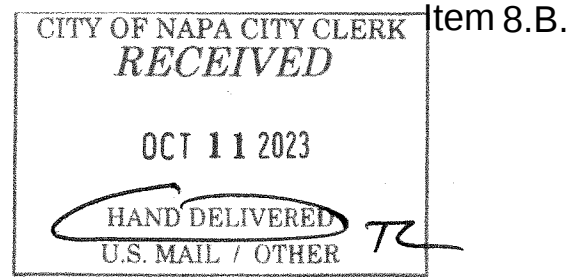
- Property Owner: JIL Development
- 2,203 sq ft permanent easement
- 1,908 sq ft two-year non-exclusive temporary construction easement
- 970 sq ft two-year non-exclusive utility temporary construction easement
- GovCode Offer issued on July 6, 2023

Considerations

- Tonight's hearing is to consider the four findings discussed earlier.
- The issue of compensation to be paid to the owner is not part of the hearing on the Resolution of Necessity.
- Staff will continue to negotiate with each property owner on the compensation, and if unable to reach resolution, a jury will ultimately decide the issue of fair market value in any resulting eminent domain action.
- By adopting the Resolution of Necessity by 2/3 vote of the City Council (4 affirmative votes is the minimum), the City commits to acquiring the properties for the Project with the ability to file an eminent domain action should negotiations not result in a voluntary purchase.

Recommended Action

- **Adopt a Resolution of Necessity** to authorize commencement of litigation to acquire by eminent domain portions of the property located at 2023 Big Ranch Road (“Morse Property”) that are needed for the Big Ranch Widening Project; to seek an order of possession for the Morse Property (Code of Civil Procedure Section 1245.220); and to determine that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.
- **Adopt a Resolution of Necessity** to authorize commencement of litigation to acquire by eminent domain portions of the property located at 2033 Big Ranch Road (“Imfeld-Shueh Property”) that are needed for the Big Ranch Widening Project; to seek an order of possession for the Imfeld-Shueh Property (Code of Civil Procedure Section 1245.220); and to determine that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.
- **Adopt a Resolution of Necessity** to authorize commencement of litigation to acquire by eminent domain portions of the property located at 2047 Big Ranch Road (“JIL Property”) that are needed for the Big Ranch Widening Project; to seek an order of possession for the JIL Property (Code of Civil Procedure Section 1245.220); and to determine that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.



HAND DELIVERED

The City Clerk
955 School Street
Napa, Ca 94559

Re: 2033 Big Ranch Road
Notice of Intent of the City of Napa to adopt a resolution of Necessity and Hearing

Madam:

I would like to appear and be heard at the City Council hearing on October 17, 2023 mentioned in your Notice dated September 28, 2023.

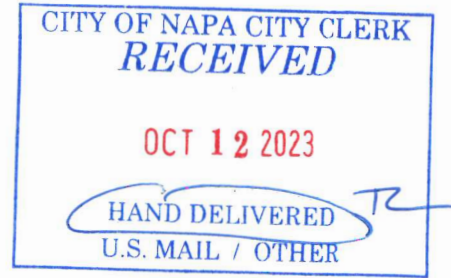
Dated this 11th day of October 2023

A handwritten signature in black ink, which appears to read "Mayen Shueh".

Mayen Shueh

Formal Letter of Intent to Speak at City Hearing

10-12-2023



To Tiffany Carranza and any other relevant parties,

Please accept my formal written request to reserve my right to speak, as well as my professional consultants involved with this project **Big Ranch Road Widening**, for the scheduled hearing dated October 17th, 2023, at 3:30pm. The Titled hearing per the letter received and dated 9/28/23 is "Resolution of Necessity to Acquire Property by Eminent Domain" and the relevant property is 2047 Big Ranch Road, Napa CA 94558. Parcel Number: 038-170-006.

Names I wish to be listed to reserve the right to speak at the public hearing stated above are:

1. Joshua Winston-JIL Development LLC
2. Brad Jameson-Myers, Jameson, & Myers LLP
3. Jeremy Sill-RSA Civil Engineering
4. Stefan Jezycki-Engel & Volkers

Furthermore, please see attached on a separate page my formal objection letter to the hearing. The letter was provided by Brad Jameson, my legal representative, on my behalf. I would like this provided to the city council prior to the start of the hearing to ensure they have sufficient time to read the objection. We will follow up with comments as needed.

Thank you.

Sincerely,

Joshua Winston

A handwritten signature in blue ink, appearing to read "Joshua Winston".



October 11, 2023

Tiffany Carranzo, Napa City Clerk
CITY OF NAPA
955 School Street
Napa, CA 94559

*Re: Notice of Intention to Adopt Resolution of Necessity
Settlement Discussion*

Dear Ms. Carranzo,

I am in receipt of your correspondence dated September 28, 2023 outline the City of Napa's Notice of Intention to Adopt Resolution of Necessity to Acquire Property by Eminent Domain Known as Assessor Parcel Number 038-170-006. This office represents the owner of the subject parcel, which is commonly referred to as 2047 Big Ranch Road, Napa, California.

Please be advised of my client's objection to the city's proposed Resolution of Necessity on the following grounds:

- That the public interest and necessity to not require the project as is proposed;
- That the project is not planned or located in a manner that will be the most compatible with the greatest public good and the least private injury;
- That the interest in the property sought to be acquired by eminent domain is necessary for the project; and,
- That the offer required by Government Code section 7267.2 has been made to the owner of record.

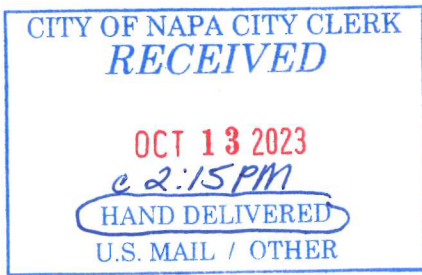
Of particular importance is the absence of any meaningful effort on the party of the city to reasonably negotiate with the owner of record regarding the scope of the project or compensation for the taking. Witnesses, including the owner of record, experts regarding the particular real estate at issue, and legal counsel may appear at the upcoming meeting of the City Council, which has been scheduled for October 17, 2023, to discuss this matter.

While my client has sought a reasonable continuance of the proposed meeting to consider the Notice of Resolution to allow additional time to negotiate the proposed project, this reasonable request has been denied by the city. Accordingly, my client will appear to lodge his objections as outlined herein.

Sincerely,

MYERS, JAMESON & MYERS LLP

Bradley J. Jameson
Attorney at Law



October 13, 2023

Tiffany Carranzo, Napa City Clerk
CITY OF NAPA
955 School Street
Napa, CA 94559

*Re: Notice of Intention to Adopt Resolution of Necessity
Settlement Discussion*

Dear Ms. Carranzo,

I am in receipt of your correspondence to my client Mayen Shueh dated September 28, 2023, which outlines the City of Napa's Notice of Intention to Adopt Resolution of Necessity to Acquire Property by Eminent Domain Known as Assessor Parcel Number 038-170-007. This office represents the owner of the subject parcel, which is commonly referred to as 2033 Big Ranch Road, Napa, California.

Please be advised of my client's objection to the city's proposed Resolution of Necessity on the following grounds:

- That the public interest and necessity to not require the project as is proposed;
- That the project is not planned or located in a manner that will be the most compatible with the greatest public good and the least private injury;
- That the interest in the property sought to be acquired by eminent domain is necessary for the project; and,
- That the offer required by Government Code section 7267.2 has been made to the owner of record.

Of particular importance is the absence of any meaningful effort on the part of the city to reasonably negotiate with the owner of record regarding the scope of the project or compensation for the taking. Witnesses, including the owner of record, experts regarding the particular real estate at issue, and legal counsel may appear at the upcoming meeting of the City Council, which has been scheduled for October 17, 2023, to discuss this matter.

While my client has sought a reasonable continuance of the proposed meeting to consider the Notice of Resolution to allow additional time to negotiate the proposed project, this reasonable request has been denied by the city. Accordingly, my client will appear to lodge his objections as outlined herein.

Sincerely,

MYERS, JAMESON & MYERS LLP

Bradley J. Jameson
Attorney at Law

23.1013 shueh objection to resolution of necessity

From: [Tjmorse](#)
To: [Clerk](#)
Subject: 10/17: Item 8B Big Ranch Rd widening
Date: Monday, October 16, 2023 4:25:36 PM

EXTERNAL]

Hello Council,

I'm Todd Morse, owner of 2023 Big Ranch Rd.

My regrets on being out of town and not able to attend.

I would like to acknowledge & express my appreciation for the very effective informative communication & respectful constructive meetings I have recently had with Ian Heid and Rosa Corona. They have thoroughly & patiently communicated to my personal comfort that nobody is looking to 'steal anybody's land' and that The City, in fact, is interested in avoiding any legal path for acquisition. It's clear that Ian fully intends to continue negotiations forward with his same good faith and professionally assertive 'how do we resolve this' attitude that I have come to know over recent weeks.

It's my understanding that, yes admittedly, after the years of this project being somewhat 'kicked around' and periodic negotiations for the right away, this resolution will help Ian and Rosa in a comprehensive fashion to move the project forward to completion.

It's my solid opinion that had they been personally and directly involved in the years of previous attempts to gain the right of way/easement that this resolution would be unnecessary at this time, i.e. the easements would've been years since acquired.

Ian and Rosa individually, and as a team, could not be more professional, informative, forthright, respectful, politely assertive, efficient, and constructive in their dealings with me.

The City of Napa, and myself as a citizen, are fortunate to have them both as representatives.

Thank you,
Todd Morse
Owner of APN 038-170-008

SUPPLEMENTAL REPORTS & COMMUNICATIONS
Office of the City Clerk

City Council of the City of Napa
Regular Meeting

October 17, 2023

FOR THE CITY COUNCIL OF THE CITY OF NAPA

AFTERNOON SESSION:

SUBMITTED DURING THE CITY COUNCIL MEETING

8.B. Acquisition of Real Property Needed for the Big Ranch Road Widening Project

1) Document from Mayen Shueh submitted on October 17, 2023.

Supp II
Mayen Shueh
Item 8.B.

2033 BRR Trees and landscaping

FRONT LAWN – 100 linear ft 1" irrigation pipe

7 Sprinkler Heads
100 Linear ft 1" irrigation pipe
11 Dietis Iridioides
3 Oleander: 2 white, 1 red
5 Full grown CA Live Oak 12" caliper
3 Texas Privet
Patch of Spring Bulbs in South Entrance: Naturalizing Daffodils and Hyacinths

N ENTRANCE

1 Olive 4" caliper
1 Black Oak 12" caliper
1 pittosporum 4" caliper
1 Serrated leaf 8" caliper
1 Cotoneaster 5" caliper

S ENTRANCE – 100 linear ft 1" irrigation pipe, trellis for vines

CA Live Oak 12" caliper
21 Reblooming Irises "Bernice's Legacy"
2 Miniature Dwarf Bearded (MDB) Reblooming Irises
5 Santa Barbara Daisies
1 Red Salvia
1 purple Lantana
2 Flowering Vines
1 Manzanita
1 Dietis Iridioides

UTILITIES AREA – 100 linear ft 1" irrigation pipe, trellis for vines

6 Santa Barbara Daisies
3 Manzanita 15 Gallon
1 Dietis Iridioides
4 Japanese Dinnerplate Irises
2 BottleBrush 3" caliper
2 Kangaroo Paw 3" caliper
2 Pink Guava 8" caliper
10 Rhamnus Alaternus (Italian Buckthorn) 15 gallon
2 Morning Glory vines
1 unidentified Blue/white vine 15 gallon
1 purple Crape Myrtle 15 Gallon
3 vines along fence line and trellis
1 Bay Laurel 23" caliper
1 Climbing Rose, multiple branches, 36 inch caliper

ATTACHMENT 2

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

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

October 17, 2023

FOR THE CITY COUNCIL OF THE CITY OF NAPA

EVENING SESSION:

SUBMITTED PRIOR TO THE CITY COUNCIL MEETING

14. ADMINISTRATIVE REPORTS:

14.A. Fourth of July Event Options

- PowerPoint Presentation from Staff.

15. PUBLIC HEARINGS:

15.A. Housing Element Adoption

- PowerPoint Presentation from Staff.
 - 1) HCD Findings letter received on October 17, 2023.
 - 2) Email from Charles Shinnamon received on October 17, 2023.



Fourth of July Options

City Council Meeting
October 17, 2023



Agenda



- Background
- 2023 Fourth of July Activities
- Fireworks Considerations
- 2024 Event Options
- Financial Considerations
- Recommended Action



Fourth of July Background



- Fourth of July community events often have long-standing, traditions
- City of Napa and numerous community partners have played various roles over the years in facilitating our community's celebration
- Evolving circumstances and emerging considerations are forcing communities re-evaluate what are included on this historic and symbolic day

Fourth of July Background



CREATE A PATRIOTIC
COMMUNITY-WIDE
CELEBRATION



ENSURE COMMUNITY
SAFETY



DEMONSTRATE
ENVIRONMENTAL
STEWARDSHIP AND
LEADERSHIP



IMPLEMENT FISCALLY
RESPONSIBLE DECISION-
MAKING

2023 Fourth of July Activities



- **Community Celebration at Oxbow Commons**
 - Kids Zone
 - Community Concert (with Oxbow Riverstage)
 - Patriotic Salute
 - Food & Activities
- **Parade Support to the July 4th Sunrise Rotary**
- **Patriotic Décor in Downtown Napa**



Fireworks Considerations

Fire & Safety Risks

- Fire risks continue to increase

Public Health & Environmental Impacts

- Fireworks explosions create smoke or inhalable particles (PM2.5) that can trigger asthma and other respiratory diseases
- Most fireworks contain toxic metals and are dispersed in the PM2.5 particles as atmospheric pollutants
- Noise can cause anxiety and stress in humans
- Domestic pets and wildlife are often stressed and negatively impacted by fireworks.



Community Celebration

1

Cost: \$69,290

Duration: 5 Hours

- Family Friendly event for all ages
- Community Concert & Patriotic Salute
- Kids Zone
- 5,000 - 6,000 estimated attendees



Parade Support

To the Sunrise Rotary July 4th Parade

Cost: \$10,000

Duration: 1 ½ Hours

- Parks & Recreation, Public Works and Police Department staff will assist with the road closure and maintain parade route safety along Second Street & Third Street.
- Approximately 10,000 attendees



Patriotic Decor

In Downtown Napa:

3

Cost: \$3,500

The Parks & Recreation Department will install patriotic banners on light poles throughout downtown and Oxbow District as well as set up decorations at Veterans Park, First & Third Street Bridges and along the Riverfront promenade.



Fireworks

4

Cost: \$48,000 - \$68,000

Duration: 20 Minutes

- Current show - \$48,000
- Improved show - \$68,000
- Includes expenses for Napa Expo rental and event security
- If fireworks are not provided with the event support at the Oxbow Commons Community Celebration, there will be additional expenses for staffing, AMR, PD, Portable Restrooms, etc.



Drone Show

5

Cost: \$150,000-\$200,000

Duration: 10-15 Minutes

- High-quality 3D show: 300-500 Drones
- Avoid poor quality shows
- Availability of qualified vendors is limited
- Launch area & view areas still need to be determined



Projection / Digital Artwork

6

Lasers or Spotlight Show

Cost: \$85,000-\$150,000

Duration: 15-20 Minutes

- Large LED screen at Oxbow Commons
- Mixture of lasers and spotlights choreographed with music and other visual content
- Pricing would need to be finalized and scaled to the available budget



Page 13 of 37

Fourth of July Event Options

	Activity	Duration	Costs
1	Community Celebration at Oxbow Commons	5 hours	\$69,290
2	July 4 th Parade Support	1.5-2 hours	\$10,000
3	Patriotic Decor Downtown	6-30 days	\$3,500
			\$82,790
4	Fireworks	20 minutes	\$48,000 - \$68,000
5	Drone Show	10-15 minutes	\$150,000 - \$200,000
6	Projection/Laser/Spotlights Show	15-20 minutes	\$85,000 - \$150,000

Financial Impacts



FY2024 Budget - \$82,790

- \$72,790 (Fourth of July Event)
- \$10,000 (July 4th Parade Support)

FY2025 Budget - \$83,020

- \$73,020 (Fourth of July Event)
- \$10,000 (July 4th Parade Support)

- Expenses cross over two fiscal years
- Staff's recommendation utilizes existing budget allocation in FY2024
- Substituting or adding alternatives may require additional budget considerations or appropriations
- Time of the essence to ensure proper planning and securing of vendors

Recommended Action



Approve staff recommendation for the 2024 Fourth of July to include the continuation of the Community Celebration at Oxbow Commons, Parade support for the Sunrise Rotary, and Patriotic Decor in Downtown Napa

City Council Regular Meeting
10/17/2023
Supplemental - Item 15.A.
From: City Staff



2023-2031 Housing Element Adoption

October 17, 2023

Housing Element Review Team

NAPA CITY STAFF

Vincent Smith, *Community Development
Director*

Michael Walker, *AICP, Senior Planner*

Ricky Caperton, *AICP, Planning Manager*

Molly Rattigan, *Deputy City Manager*

Stephanie Gaul, *Housing Manager*

Michael Barrett, *City Attorney*

Sabrina Wolfson, *Assistant City Attorney*

Jaina French, *Communications and Outreach*

Eric Phillips, JD., *Special Counsel, Burke,
Williams & Sorensen, LLP*

HOUSING ELEMENT CONSULTING TEAM

Dynamic Planning + Science

Ethan Mobley, *Project Director*

Brian Greer, *Project Manager*

Kristin D. Pulatie, *Project Planner*

Raini Ott, *Project Planner*

Alex Krebs, *Data Visualization*

Clare Peabody, *Data Wrangler*

Mintier Harnish

Michael Gibbons, *Zoning Consultant*



Meeting Agenda

- Housing Element Overview
- RHNA
- Sites Inventory
 - Methodology
 - RHNA Buffer
- HCD Initial Review Findings
 - Response to Findings
 - Resubmittals
- Council Action

Housing Element Overview

- Required Component of General Plan
 - *Updated Every Eight Years*
- Association of Bay Area Governments (ABAG)
- Regional Housing Needs Allocation (RHNA)
- Certification from the Department of Housing & Community Development (HCD)

Housing Element Overview

- Goals, Policies, Objectives & Programs to Facilitate Housing Production
- Projected Housing Needs for All Segments of the Community
- Affirmatively Furthering Fair Housing
- Identify Adequate Sites
- Be Internally Consistent With the General Plan

RHNA

ABAG 5th Cycle

Category	Units
Very Low	46,680
Low	28,940
Moderate	33,420
Above Moderate	78,950
Total	187,990

ABAG 6th Cycle

Category	Units
Very Low	114,442
Low	65,892
Moderate	72,712
Above Moderate	188,130
Total	441,176

City of Napa 6th Cycle RHNA

Category	City RHNA	County Transfer	Total RHNA	% of Total
Very Low	504	266	770	29%
Low	291	153	444	17%
Moderate	319	86	405	15%
Above Moderate	825	225	1,050	39%
Total	1,939	730	2,669	



Sites Inventory - Methodology

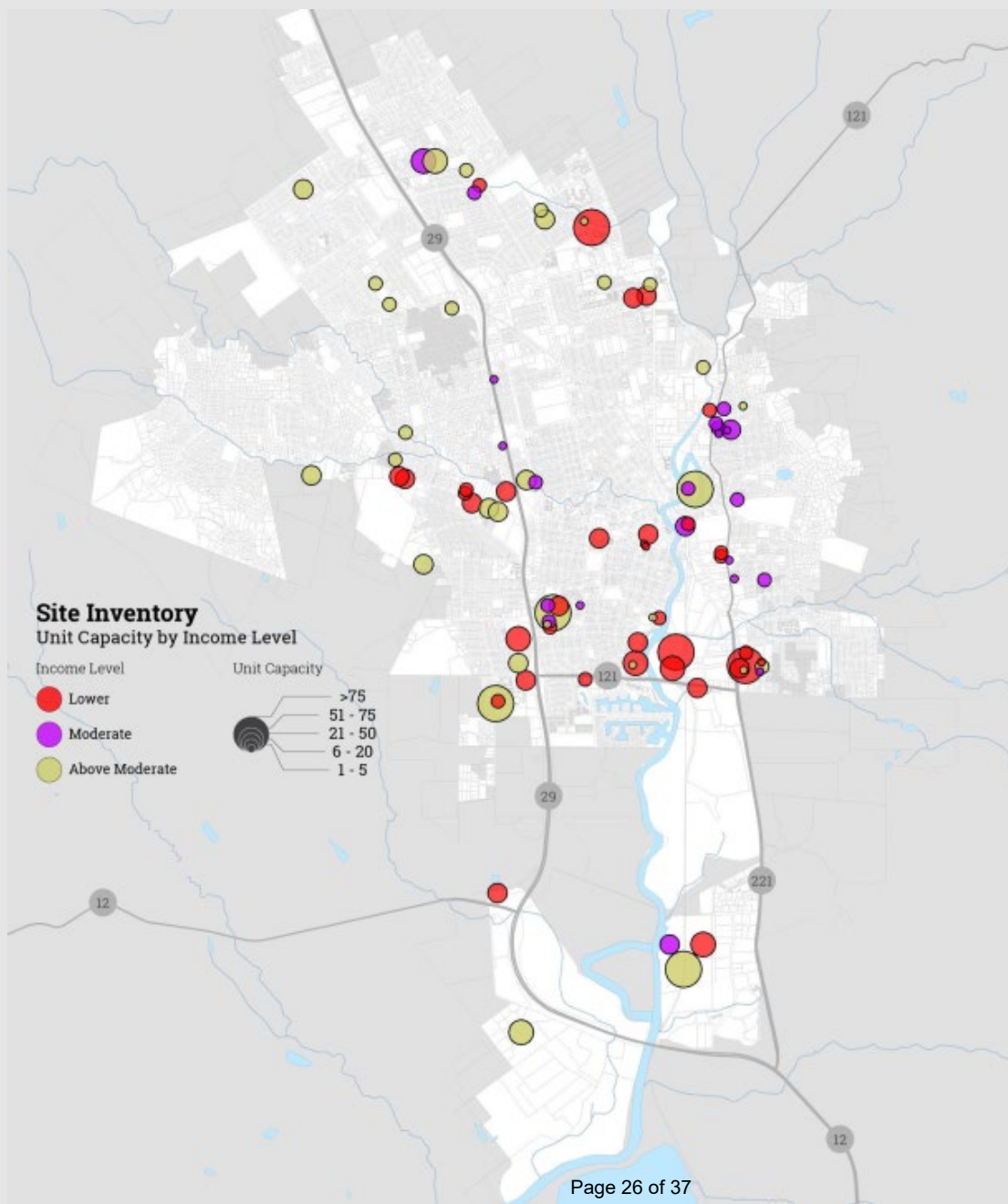
Ability to Accommodate Allocation

- Pipeline Projects
- Vacant vs. Non-Vacant Sites
- Projected ADU Construction
- Previous Housing Element Sites
- RHNA Buffer (SB 166) “No Net Loss”

Note: Sites identified only reflect realistic capacity. Sites not identified are fully eligible to develop and contribute to City’s RHNA

Site Inventory

	Lower- Income Units	Moderate- Income Units	Above Moderate- Income Units	Total Units
RHNA	1,214	405	1,050	2,669
Pipeline Residential Development	337	135	1,412	1,884
Capacity on Vacant Sites	579	74	147	800
Capacity on Underutilized Sites	202	137	128	467
ADU Projection	220	110	36	366
Total Capacity	1,338	456	1,723	3,517
Surplus(+) / Deficit(-)	+124	+51	+673	+848
<i>Surplus %</i>	<i>10.2%</i>	<i>12.6%</i>	<i>64.1%</i>	<i>31.8%</i>



HCD Initial Findings

- Initial Draft Submitted – February 16
- HCD Findings Letter – May 17
 - 35 Comments
- Additional Meetings With HCD
 - June 2 and July 20
 - Additional Comments Received – August 7
 - September 28, October 10, October 16

Response to HCD Comments

- HCD Findings Tracking Sheet
- Accessory Dwelling Units (No. 13)
 - *ADU Projection based on 2019-2021 permits*
- Land Use Controls (No. 24)
 - *Summary of Development Standards*
 - *Stronger analysis provided (follow-up comment)*
- Processing & Permitting (No. 25)
 - *Objective Design Standards*

Timeline/Next Steps

Adoption & Certification

- Resubmittal to HCD
 - Revision No. 6 Formally Resubmitted 10/16
- Certification
 - Pending Adoption

*Housing Element with Revisions
Substantially Complies*

Environmental Review

- CEQA Guidelines Section 15183
- Community Plan Exemption
 - Consistent with the General Plan
 - Potential Impacts of the Housing Element were Adequately Analyzed in the General Plan EIR
- CEQA Analysis / Initial Study

Recommendation

- Adopt a resolution amending the City of Napa 2040 General Plan to adopt the City's Sixth (6th) Cycle Housing Element (Housing Element) for the 2023 to 2031 planning period and determining that the actions authorized by the resolution are exempt from the California Environmental Quality Act (CEQA)

Questions?



CITY OF NAPA

2023-2031 HOUSING ELEMENT



CITY OF NAPA

2023-2031 HOUSING ELEMENT

Permitted Housing Units

2015 through 2022

	Very Low	Low	Moderate	Above Moderate	ADUs	Total
2015				96	3	99
2016		6	2	132	3	143
2017		1		20	17	38
2018	53	15		479	44	591
2019		27	41	92	34	160
2020	30	45	20	44	45	139
2021	13	34	39	125	60	211
2022	64	38	24	342	49	468
Total	160	166	132	1,393	255	1,851
RHNA	(-25)	+60	(-9)	+990	n/a	+1,016

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



October 17, 2023

Michael Walker, Senior Planner
Community Development Department
City of Napa
1600 First Street
Napa, CA 94559

Dear Michael Walker:

RE: City of Napa's 6th Cycle (2023-2031) Revised Draft Housing Element

Thank you for submitting the City of Napa's (City) revised draft housing element received for review on September 15, 2023. The California Department of Housing and Community Development (HCD) also received revisions on October 16, 2023 that were made available to the public for seven days. Pursuant to Government Code section 65585, HCD is reporting the results of its review.

The revised draft element meets the statutory requirements that were described in HCD's May 17, 2023 review. The housing element will substantially comply with State Housing Element Law (Gov. Code, § 65580 et seq) when it is adopted, submitted to and approved by HCD, in accordance with Government Code section 65585.

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City should continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate. Please be aware, any revisions to the element must be posted on the local government's website and to email a link to all individuals and organizations that have previously requested notices relating to the local government's housing element at least seven days before submitting to HCD.

For your information, pursuant to Government Code section 65583.3, the City must submit an electronic sites inventory with its adopted housing element. The City must utilize standards, forms, and definitions adopted by HCD. Please see HCD's housing element webpage at <https://www.hcd.ca.gov/planning-and-community-development/housing-elements> for a copy of the form and instructions. The City can reach out to HCD at sitesinventory@hcd.ca.gov for technical assistance.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant, the Affordable Housing and Sustainable Communities program, and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City will meet housing element requirements for these and other funding sources.

For your information, some general plan element updates are triggered by housing element adoption. HCD reminds the City to consider timing provisions and welcomes the opportunity to provide assistance. For information, please see the Technical Advisories issued by the Governor's Office of Planning and Research at: <https://www.opr.ca.gov/planning/general-plan/guidelines.html>.

HCD appreciates the hard work and dedication of the housing element update team. Their efforts and commitment to effectively plan for Napa's existing and future housing needs are commendable. HCD looks forward to receiving the City's adopted housing element. If you have any questions or need additional technical assistance, please contact me at paul.mcdougall@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall", with a stylized flourish at the end.

Paul McDougall
Senior Program Manager

From: [Charles Shinnamon](#)
To: [Council Members](#); [Clerk](#)
Cc: [Michael Walker](#); [Vincent Smith](#); [Cass Walker](#); [Dave Whitmer](#); [Eve Kahn](#); [Glenn Loveall](#); [Howard Siegel](#); [Lark Ferrell](#); [Pablo Zatarain](#); [Ryan O'Connell](#); [Charles Shinnamon](#)
Subject: Housing Element
Date: Tuesday, October 17, 2023 1:42:41 PM

[EXTERNAL]

Mayor Sedgely and Council Members,

As a member of the Napa Housing Coalition, I hope to address you this evening. In the event I am unable to make the meeting, I want to enthusiastically support the adoption of the Draft Housing Element.

I want to salute City staff, especially Mike Walker, for putting together a detailed and comprehensive document that appears to be ready to pass HCD muster. That, in itself, will be a significant achievement.

Although I missed the Planning Commission as we were out of town, I did support their vote for adoption of the Draft Housing Element. I had expressed some concerns about some particular issues, which I understand the Commission and City staff thoroughly and appropriately addressed.

As noted above, City staff deserves significant “atta-girls” and “atta-boys”!! They have performed a Herculean effort.

I urge your adoption of the Draft Housing Element such that we can keep of moving forward.

Thank you for your consideration,

Chuck Shinnamon

Charles W. Shinnamon, P.E.

707-321-0195

chuckshinnamon@gmail.com

“If you don’t like the news, go out and make some of your own.” (Wes “Scoop” Nisker)