



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

Monday, May 21, 2018

5:00 PM

City Hall Council Chambers

SPECIAL MEETING - 5:00 PM

A Special Meeting for the City Council of the City of Napa was held on Monday, May 21, 2018 at 5:00 p.m. at City Hall Council Chambers, 955 School Street, Napa, California, for the purpose identified on the Agenda. The Special Meeting was called in accordance with California Government Code Section 54956.

1. CALL TO ORDER: 5:00 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 and Communications:

Item 4A:

- PowerPoint presentation by city staff.
- Letter from Eve Kahn, Get a Grip on Growth, dated May 21, 2018.
- Memo from John Salmon dated May 21, 2018.

3. PUBLIC COMMENT:

James Hinton, resident, expressed concerns regarding the budget and spending of the Visit Napa Valley organization.

4. ADMINISTRATIVE REPORTS:

- 4.A.** [1326-2018](#) Civic Center Project (JL FC15PW02) to develop a new joint Public Safety and City Administration building at 1600 First Street, a new Fire Station No. 1 at 1115 Seminary Street, and new parking garage at 1511 Clay Street (the "Project").

Public Works Director LaRoche introduced Orion Fulton with Arup, the City's

designated Project Manager. Mr. Fulton provided a report on the Civic Center, which included the project scope, goals, history, costs, and the cost of not building the project. He reviewed the most recent changes to the design of the building, the funding and financing project agreements, and the change engagement process that would continue throughout the process. Mr. Fulton concluded his report by reporting on the next steps for the "swing space" and the proposed private development.

Mayor Techel called for public comment.

George Altamura, resident and developer, commented on his experience in Napa and the evolution of the area.

Brett Risley, resident; stated there was a lack of information on the private development and asked Council to work with stakeholders such as Napa Working Families Coalition.

John Riley, resident, former firefighter and member of the Napa Working Families Coalition stated Coalition would like to be part of the conversation.

Ty Hudson, Hotel and Food Service Workers Union and member of the Napa Working Families Coalition stated it was important to focus on the private development and the need to increase workers' wages.

John Salmon, resident, referenced his previous letters on the subject that detailed what he felt were serious flaws to the project as proposed.

James Hinton, resident, agreed with the previous speaker and commented on the need for prevailing wage for projects.

Jason Kishineff, congressional candidate, spoke in opposition to the project.

Donna Laba, resident, resident near the project area, voiced concern regarding the proximity of the project to residential areas.

Sue Kesler, resident, expressed concern that the project was referenced as a Civic Center but there were no areas designated for community use.

Wes Jones, resident, stated the project should not concentrate all emergency services on small sections of roads and suggested moving Fire Station 1 further east to avoid traffic gridlock.

Danny Bernardini, resident, asked that the City provide more opportunities for public input through a Charette or Town Hall.

Carol Whichard, resident, asked that Council think progressively and not be afraid of unions.

Maria Garcia, OB Technician at the Queen of the Valley Medical Center stated it was time to have a conversation about unions and working families.

Wayne O'Connell, merchant, resident, landowner, and builder stated the project was exciting and the City needed a mixed-use development with housing in the City.

Kim Tavaglione, member of Napa Working Families Coalition, voiced the importance of workforce housing and prevailing wage.

Mary Luros, resident, stated she was generally supportive of consolidation but urged proper fiscal planning and more transparency.

Sharon Macklin, resident and member of the Napa Housing Coalition voiced the need for housing and unionized hotels.

Rachael Clarke, resident, advocated a minimum wage ordinance.

Jeff Doran, resident, stated he had been working with Downtown Napa for 40 years and noted the retail market was changing and living wages should be considered.

Grania Lindberg, resident, stated the project's ten percent of affordable housing should be increased to fifteen, and that developers should build the housing for their workers.

Matt Zachs, resident, stated he hoped that the new building would include artifacts that reflect the City and that he would be willing to donate items.

There were no more requests to speak.

Mayor Techel called a ten-minute Break at 6:50 p.m.

The meeting reconvened at 7:05 pm.

City Council discussion ensued related to the parking garage design, housing and financial modeling. Vice Mayor Mott and Councilmember Sedgley commented positively on the Civic Center proposed design changes.

Further Council comments continued regarding housing, traffic congestion, and the evolution of the project.

Councilmember Sedgley noted that Council could not build by committee; they were the representatives chosen by the voters of Napa. Councilmembers have reviewed the project and trust the professionals.

Councilmember Krider noted that the project would be the biggest that the City had ever undertaken and that there should be more discussions with developers in the future regarding housing needs.

Councilmember Gentry stated she felt the city had worked hard to talk to various groups and provide information to various media. She stated she did not like the big parking garage and questioned if the city would need such a large garage in the future.

Mayor Techel stated the City must stay within the limits of its Long Term Financial Plan, but that type of language does not resonate with residents. She stated it was important that the City provide information that resonates with the residents.

Discussion continued concerning raising wage, the swing space, and unions.

Mayor Techel proposed that the Council be more involved with the project and stated she would be willing to sit in on more meetings that discuss the project. Vice Mayor Mott agreed to join her in that effort.

Councilmember Gentry again expressed concern regarding the size of the proposed parking garage.

General discussion ensued; Mayor Techel stated there would be more conversations on the project.

A motion was made by Councilmember Gentry, seconded by Councilmember Krider to adjourn the meeting. The motion was carried unanimously.

Receive informational update on Civic Center Project progress, and discuss next steps.

5. COMMENTS BY COUNCIL OR CITY MANAGER:

6. ADJOURNMENT: 7:30 P.M.

Submitted by:

Dorothy Roberts, City Clerk