



CITY OF NAPA

MEETING MINUTES - Draft

CITY COUNCIL

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

Tuesday, August 20, 2019

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session
No 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 Gentry, Councilmember Luros, Vice Mayor Sedgley, and Mayor Techel

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

Item 4.A.: Redlined version of Attachment 2 showing a correction made on Page 6, Item 5, Comments by Council or City Manager.

Item 5.A.: PowerPoint Presentation by Designers, Jen Bressler and Emily Morashita, of Hunt Design.

Item 5.B.: PowerPoint Presentation by City Staff.

Item 5.C.: Written communication and photographs submitted by Robert Tillinghast dated July 23, 2019 and August 19, 2019.

3. PUBLIC COMMENT:

James Hinton, resident - voiced concerns that workers' rights in Napa were declining and stated that the Oxbow Market had installed signs threatening to tow employees' vehicles. He was concerned that there was a lack of accessible, safe, parking for employees of the Oxbow Market and offered proposed solutions to include lighted paths to access other nearby lots, security cameras, extended parking hours and use of other nearby lots.

Kaitlin Williams, Yountville resident and Ritual Coffee Roasters employee -

voiced concerns over the lack of safe and accessible parking for the employees of the Oxbow Public Market, noting that signs had been installed that threatened to tow employees' vehicles. She stated that the Management's suggested alternate parking sites were not safe. She was concerned that employees would have to walk long distances late in the evening and that there was lack of accessibility for those that may have physical limitations or health issues. She also noted that the area lacked access to public transportation. She asked that Oxbow Management provide viable and safe parking for employees and suggested the utilization of a nearby lot, added lighting, security cameras or providing escorts.

Rosemarie Vertullo, resident and Southeast Vintage Neighborhood Association Chairperson - spoke in opposition of the Heritage House and Valle Verde project. She noted public safety concerns and addressed EIR concerns to include impacts to the Salvador Creek ecosystem and traffic congestion. She submitted her comments to the public record and also submitted copies of protest letters from residents.

Philip White, resident - spoke in opposition of the Heritage House and Valle Verde project. He noted he was not against low income, extra low income for seniors, or graduates of foster care program, but he could not support homeless housing. He noted concerns with the "No Place Like Home" program and submitted a handout that listed his concerns, for the record.

Earle Craigie, resident - spoke in opposition of the Heritage House and Valle Verde project. He noted concerns with the site location. He submitted his comments to the public record.

Donna Laba, resident - spoke in support of previous speakers who noted concerns with the lack of available employee parking at the Oxbow.

Patti Quinlisk Martin, resident - voiced a complaint regarding a vacant, dilapidated, home on Seymour Street, noting concerns over fire safety and wildlife infestation.

4. CONSENT CALENDAR:

Approval of the Consent Agenda

A motion was made by Councilmember Luros, seconded by Vice Mayor Sedgley, to approve the Consent Agenda with items 4.D., 4.E., and 4.K. pulled for discussion. The motion carried by the following vote:

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

- 4.A.** [2001-2019](#) City Council Meeting Minutes
- Approved the July 16, 2019 Regular City Council Meeting Minutes and the July 23, 2019 Special City Council Meeting Minutes.
- 4.B.** [1997-2019](#) Consultant Services for Records Inventory
- Authorized the City Clerk to approve Amendment No. 1 to Agreement No. C2018-157 with Records Control Services (RCS) in an additional amount not to exceed \$152,354.00, for a total agreement amount of \$252,289.43, to complete Phase 2 of a citywide physical records inventory with related essential components.
- 4.C.** [1961-2019](#) Emergency Repair of Browns Valley Creek Damage to Browns Valley Road at Valley Glen Lane
- Determined there was a need to continue the emergency action to execute and implement contracts for the design, permitting and construction of the creek bank and sidewalk repairs adjacent to Browns Valley Creek at Browns Valley Road and Valley Glen Lane, and determine that the actions authorized by this item are exempt from CEQA.
- 4.D.** [1984-2019](#) Easement for Planned Third Street Parking Lot Project
- Vice Mayor Sedgley pulled the item for discussion and voiced his concerns regarding the easement and the potential that the that Napa County Flood Control and Water Conservation District could hinder future use of the property site. He suggested additional verbiage be provided in the resolution to address his concerns.
- Property Manager Jeff Freitas responded to Vice Mayor Sedgley's concerns and noted that it was a floating easement and could be moved at a later time as long as access was still provided to the Flood District, and that the Grant Deed contained all the appropriate language.
- Discussion ensued.
- A motion was made by Councilmember Gentry, seconded by Mayor Techel, to adopt Resolution R2019-094 authorizing the grant of an access easement to the Napa County Flood Control and Water Conservation District affecting a portion of a 1.6 acre unimproved City property located at 750 Third Street (APNs 006-132-001, 006-132-002 and 006-132-006), and determining that the action authorized by this resolution is exempt from CEQA. The motion carried by the following vote:
- Aye:** 4 - Alessio, Gentry, Luros, and Techel
- No:** 1 - Sedgley
- Enactment No: R2019-094
- 4.E.** [1992-2019](#) Response to the Napa County Grand Jury Report on Traffic Signal Synchronization

Councilmember Alessio pulled for the item for discussion, noting that traffic was a priority for Council and residents.

Public Works Director Julie Lucido provided a brief staff report and reviewed the findings of the Grand Jury Report and the City's response.

Councilmember Alessio asked for clarification on when the City would be implementing a synchronization system. Ms. Lucido responded that no detailed schedule had been established, but a workplan was being put together and that a pilot program was under review.

Additional discussion ensued.

A motion was made by Councilmember Gentry, seconded by Councilmember Alessio, to approve the City of Napa Response to the 2018-2019 Napa County Grand Jury Final Report entitled "City of Napa Traffic Signal Synchronization Study," and direct the City Manager to submit the response on behalf of the City Council to the Presiding Judge of the Superior Court. The motion carried by the following vote:

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

- 4.F.** [1978-2019](#) Response to the Napa County Grand Jury Report on Water Quality
- Approved the City of Napa Response to the 2018-2019 Napa County Grand Jury Final Report entitled "Napa County Water Quality: It's a Matter of Taste," and directed the City Manager to submit the response on behalf of the City Council to the Presiding Judge of the Superior Court.**
- 4.G.** [1979-2019](#) Jefferson Street Underground Utility District
- Adopted Resolution R2019-095 amending the terms of the existing Jefferson Street Underground Utility District (as authorized by Resolution R2014-80) to provide additional time for utility providers to remove overhead facilities and determining that the actions authorized by this resolution are exempt from CEQA.**
- Enactment No: R2019-095
- 4.H.** [1974-2019](#) Water Valve Procurement with Hazard Mitigation Grant Program
- Authorize the Utilities Director to execute a Purchase Order with R&B Company, in an amount not to exceed \$184,529, to supply eleven 36-inch transmission water main valves for installation within the municipal water distribution system, and determined that this action was exempt from CEQA.**
- 4.I.** [1970-2019](#) Emergency Operations Plan
- Adopted Resolution R2019-096 Approving the City of Napa Emergency Operations Plan, with Updates Dated August 2019.**
- Enactment No: R2019-096
- 4.J.** [1983-2019](#) CalHome Disaster Assistance Funding

Adopted Resolution R2019-097 authorizing: (1) the submittal of an application to the California State Department of Housing and Community Development for up to \$4,000,000 in funding under the CalHome Program, to be made available to qualified households, including those impacted by eligible 2017 and 2018 disasters which includes the North Bay wildfires; and, (2) if the application is approved, the execution of all documents necessary to participate in the CalHome Program.

Enactment No: R2019-097

4.K. [1986-2019](#) Tentative Agreement between the City of Napa and the Napa City Police Officers' Association

Councilmember Gentry pulled the item to acknowledge the work by the City and NPOA during the negotiation process. She stated she appreciated the work of the City's Police Officers and was proud to be a part of the organization.

A motion was made by Councilmember Gentry, seconded by Councilmember Alessio, to adopt a Resolution R2019-098 approving and adopting the Tentative Agreement between the City of Napa and the Napa Police Officers' Association ("NPOA") for the term August 7, 2019 through August 31, 2022, and approving amendments to the FY2019/20 fiscal year budget. The motion carried by the following vote:

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

Enactment No: R2019-098

5. ADMINISTRATIVE REPORTS:

5.A. [1936-2019](#) City Wayfinding Signage

Shari Cooper, Development Project Coordinator, opened up the report.

Emily Morashita of Hunt Design provided the report which included a review of the project goals, inspiration, and project programming. She reviewed proposed sign designs and noted two options for Council's consideration - Option A which was more of a materials approach, and Option B which was a painted pattern approach.

Mayor Techel called for public comment.

Paul Oseso, resident, and representative from the Leadership Napa Valley practicum group, Kiwanis, Rotary Club, and several other organizations - shared that they were working on replacing the 54 year old "Welcome to Napa" gateway signs and shared that they recently received approvals to replace both signs, and were working on funding for the project.

Mayor Techel brought the discussion back to Council.

Ms. Morashita provided a scale model of the signs.

Councilmember Luross stated she had a slight preference for Option A.

Councilmember Alessio stated she had a strong preference for Option A. She also acknowledged Mr. Oseso and the work that the practicum group had done. She also acknowledged the need for better signage, especially with an increase in traffic.

Vice Mayor Sedgley suggested coordination between the gateway signage and the City signage so that they were compatible in design. He stated that he also supported Option A.

Mayor Techel asked that the signs be readable, with large enough fonts, and also supported Option A.

Councilmember Gentry also supported Option A, and preferred the signage with a filled in black disc versus the two-tone blue disc.

Councilmember Alessio asked if there was a cost difference between Options A and B. Ms. Morashita responded that option B may be more expensive over all due to labor and fabrication costs. Option A's materials approach would likely be longer lasting and easier to install.

Mayor Techel called a break at 4:41 P.M.

The meeting reconvened at 4:46 P.M.

5.B. [1987-2019](#) Emergency Management Program Update

Fire Chief Steve Brassfield gave the report and provided an update of the City's Emergency Management Program.

Council questions and comments ensued regarding messaging during an emergency, coordination of medical services, the evacuation of animals, and the City Council's role during an emergency.

5.C. [2004-2019](#) Countywide Working Group on Regional Climate Change Membership

City Manager Potter provided a brief staff report.

Mayor Techel opened public comment.

Robert Tillinghast, resident - reiterated the need for community commitment and political leadership in regard to Climate Control and shared his concerns. He also referenced a Climate Action Proposal that he

submitted to Council for review.

Mayor Techel brought the discussion back to the Council and suggested that Councilmember Alessio and Vice Mayor Sedgley serve as the City's representatives.

A motion was made by Mayor Techel, seconded by Councilmember Luros, to appoint Vice Mayor Sedgley and Councilmember Alessio to serve on the Countywide Working Group on Regional Climate Change. The motion carried by the following vote:

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

6. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Gentry asked for an update regarding the number of massage parlors operating in the City and what policies were in place to monitor their business operations. Mayor Techel and Councilmember Alessio supported this request.

Vice Mayor Sedgley shared that he attended an informative seminar regarding cell tower installations and he stated that he was looking forward to receiving an update from the City in the near future as well. He also shared a takeaway from the seminar.

Mayor Techel shared that she gave a report at Impact Napa and thanked Robin Schabes, Economic Development Manager, for putting the story of Napa together for her.

7. CLOSED SESSION:

City Attorney Barrett announced the following closed session item.

Council recessed to Closed Session at 5:20 P.M.

- 7.A. [2016-2019](#) Conference with Real Property Negotiators (Government Code section 54956.8). The City's Negotiators are: Steve Potter, Fran Robustelli, Julie Lucido, Eric Whan, Phil Brun, Joy Eldredge, Jeff Freitas, and Michael Barrett. The price and terms of payment are under negotiation for a proposed transaction related to access easements that may affect the following properties and property owners:
- 1579 Sage Canyon Road, St. Helena (APN 032-010-090) located southeast of Lake Hennessey; Property Owner: Chappellet Winery, Inc.
 - 1581 Sage Canyon Road, St. Helena (APN 032-010-098) located southeast of Lake Hennessey; Property Owner: Chappellet Vineyard, LLC.
 - 1583 Sage Canyon Road, St. Helena (APN 032-010-099) located

southeast of Lake Hennessey; Property Owner: Chappellet Vineyard, LLC.

- 1687 Sage Canyon Road, St. Helena (APN 032-010-092) located southeast of Lake Hennessey; Property Owner: Chappellet Winery, Inc. and affiliated entities.
- No site address, St. Helena (APN 032-010-094) located off Sage Canyon Road, southeast of Lake Hennessey; Property Owner: Chappellet Vineyard, LLC, and affiliated entities.
- No site address, St. Helena (APN 032-010-022) located off Sage Canyon Road, southeast of Lake Hennessey; Property Owner: Chappellet Vineyard, LLC, and affiliated entities.
- No site address, St. Helena (APN 032-010-076) located off Sage Canyon Road, southeast of Lake Hennessey; Property Owner: Chappellet Vineyard, LLC, and affiliated entities.
- 1541 Sage Canyon Road, St. Helena (APN 032-010-010) located southeast of Lake Hennessey; Property Owner: Fossil Partners, LP.
- No site address, St. Helena (APN 032-010-026) located southeast of Lake Hennessey; Property Owner: Mark Nelson and Dana Johnson, Trustees.
- 1537 Sage Canyon Road, St. Helena (APN 032-010-040) located southeast of Lake Hennessey; Property Owner: Gregory R. Melanson, Trustee.
- 220 Long Ranch Road, St. Helena (APN 032-010-070) located southeast of Lake Hennessey; Property Owner: Colgin Partners, LLC.
- 200 Long Ranch Road, St. Helena (APN 032-010-071) located southeast of Lake Hennessey; Property Owner: Houyi Vineyard, LLC.
- 210 Long Ranch Road, St. Helena (APN 032-010-072) located southeast of Lake Hennessey; Property Owner: Vigne Di Lago, LLC.
- 230 Long Ranch Road, St. Helena (APN 032-010-073) located southeast of Lake Hennessey; Property Owner: David Alsgaard Wise and Madeline Christine Wise, Trustees.
- No site address, St. Helena (APN 032-010-075) located southeast of Lake Hennessey; Property Owner: Chappellet Winery, Inc. and affiliated entities.

- 1535 Sage Canyon Road, St. Helena (APN 032-010-079) located southeast of Lake Hennessey; Property Owner: Sage Hill Vineyards, LLC.
- 92 Long Ranch Road, St. Helena (APN 032-010-088) located southeast of Lake Hennessey; Property Owner: Pritchard Hill Properties, LLC.
- 1677 Sage Canyon Road, St. Helena (APN 032-010-091) located southeast of Lake Hennessey; Property Owner: TMR Wine Company, LLC.
- 1683 Sage Canyon Road, St. Helena (APN 032-010-093) located southeast of Lake Hennessey; Property Owner: Timar, LLC.
- 1539 Sage Canyon Road, St. Helena (APN 032-010-095) located southeast of Lake Hennessey; Property Owner: 1539 Sage Canyon, LLC.
- 2155 Sage Canyon Road, St. Helena (APN 032-010-036) located east of Lake Hennessey; Property Owner: Thomas A. Johnston and Cynthia M. Johnston, Trustees.
- 2157 Sage Canyon Road, St. Helena (APN 032-010-039) located east of Lake Hennessey; Property Owner: Neyers Vineyards, LLC.
- 2153 Sage Canyon Road, St. Helena (APN 032-010-048) located east of Lake Hennessey; Property Owner: Neyers Vineyards, LLC.
- No site address, St. Helena (APN 032-010-069) located east of Lake Hennessey; Property Owner: Acme Rocket Sleds, Inc.
- 2151 Sage Canyon Road, St. Helena (APN 032-010-083) located east of Lake Hennessey; Property Owner: Christiane Eisele.
- 2161 Sage Canyon Road, St. Helena (APN 032-010-084) located east of Lake Hennessey; Property Owner: Alexander Eisele and Catherine A. Eisele, Trustees.
- 3595 Soda Canyon Road, St. Helena (APN 032-010-086) located southeast of Lake Hennessey; Property Owner: Gallo Vineyards, LLC.
- No site address, St. Helena (APN 032-010-087) located southeast of Lake Hennessey; Property Owner: Ernest Frederick Knief, Jr., Beth Knief Lytton, and Carolyn Elizabeth Salazar.

8. REPORT ACTION TAKEN IN CLOSED SESSION:

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

9. ADJOURNMENT: 5:59 P.M.

Submitted by:

Tiffany Carranza, City Clerk