



## **REGULAR MEETING AGENDA - Final FOR THE CITY COUNCIL OF THE CITY OF NAPA**

**Tuesday, April 18, 2017**

**3:30pm Afternoon Session  
6:30pm Evening Session**

### **City Hall Council Chambers**

*955 School Street  
Napa, CA 94559  
[www.cityofnapa.org](http://www.cityofnapa.org)*

### **CITY COUNCIL**

*Jill Techel, Mayor  
Juliana Inman, Vice Mayor  
Doris Gentry, Councilmember  
Peter Mott, Councilmember  
Scott Sedgley, Councilmember*

See last pages of agenda for information about City Council Meetings  
Vea las últimas páginas de esta agenda para información sobre juntas del poder legislativo

3:30 P.M. AFTERNOON SESSION

**1. CALL TO ORDER:**

**1.A. Roll Call:**

**2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

**3. SPECIAL PRESENTATIONS:**

**3.A. [735-2017](#) Fair Housing Napa Valley Month**

**Recommendation:** Proclaim April 2017 as Fair Housing Napa Valley Month.

**Attachments:** [ATCH 1 - Proclamation.doc](#)

**3.B. [848-2017](#) Mayor and County Day of Recognition for National Service**

**Recommendation:** Proclaim April 18, 2017 as Mayor and County Day of Recognition for National Service.

**Attachments:** [ATCH 1 - Proclamation.doc](#)

**4. PUBLIC COMMENT:**

**5. CONSENT CALENDAR:**

**5.A. [859-2017](#) City Council Meeting Minutes**

**Recommendation:** Approve the April 4, 2017 Regular City Council Meeting Minutes.

**Attachments:** [ATCH 1 - Minutes.pdf](#)

**5.B. [833-2017](#) Building and Fire Code Board of Appeals and Disability Access Board of Appeals Membership**

**Recommendation:** Approve the recommendation of the Nomination Committee to:  
1) reappoint incumbents John McBroom and Gina Biter-Mundt to the Building and Fire Code Board of Appeals and to the Disability Access Board of Appeals for a two year term ending April 18,2019 ; and  
2) reappoint Doug Weir to the Disability Access Board of Appeals as the member meeting physically handicapped person requirements under California Health and Safety Code Section 19957.5, for a two-year term ending April 18, 2019.

**Attachments:** [ATCH 1 - Applications.pdf](#)

5.C. [708-2017](#)**Second Street Parking Garage Elevator**

**Recommendation:** (1) Determine that the proposed agreement with Dream Ride Elevators for the removal and replacement of the Second Street Parking Garage Elevator meets the requirements for acquisition of a specialty item, as set forth in Napa Municipal Code Section 2.91.050; and  
(2) Approve an agreement with Dream Ride Elevators for the removal and replacement of the Second Street Parking Garage Elevator in an amount not to exceed \$259,500, and authorize the Public Works Director to execute the agreement on behalf of the City; and  
(3) Determine that the actions authorized by this item are exempt from CEQA.

**Attachments:** [ATCH 1 - Agreement](#)  
[ATCH 2 - Exception Request for Specialty Items](#)

5.D. [808-2017](#)**Reinforced Concrete Pipe for Trower Avenue Storm Drain Improvements Project - Phase 1**

**Recommendation:** Adopt a resolution approving a contract with Rinker Materials for the purchase of reinforced concrete pipe for the Trower Avenue Storm Drain Improvements Project - Phase 1, authorizing a budget appropriation in the amount of \$190,000, and determining that the actions authorized by this resolution are exempt from CEQA.

**Attachments:** [ATCH 1 - Resolution - Trower Avenue Storm Drain Improvements Purchase](#)  
[ATCH 2 - Location Map for Trower Avenue Storm Drain Improvements Project](#)

5.E. [849-2017](#)**Community Facilities District No. 2017-1, Gasser Soscol Gateway**

**Recommendation:** Adopt a resolution approving a Deposit and Reimbursement Agreement with the Peter A. and Vernice H. Gasser Foundation for the Communities Facilities District No. 2017-1, Gasser Soscol Gateway; and authorizing the City Manager to execute the Agreement on behalf of the City.

**Attachments:** [ATCH 1 - Resolution - Gasser Agreement.doc](#)  
[ATCH 2 - Deposit and Reimbursement Agreement.doc](#)

- 5.F. [865-2017](#) **FEMA Funding for Repairs of Damage from February 2017 Storms**
- Recommendation:** (1) Designate the City Manager, the Finance Director, the Assistant to the City Manager, or the Public Works Administrative Services Manager to serve as the City's Authorized Designated Agent to implement funding requests submitted to, and funding received from, the Federal Emergency Management Agency ("FEMA") and the California Office of Emergency Services ("Cal OES"); and  
(2) Authorize the City's Authorized Designated Agent to prepare and submit FEMA Form 90-49 (Request for Public Assistance) to request funding for the City's response to the damage incurred during the February 2017 Storms (FEMA 4305-DR-CA); and  
(3) Determine that the actions authorized by this item are exempt from CEQA.
- Attachments:** [ATCH 1 - Request for Public Assistance Form.pdf](#)
- 5.G. [805-2017](#) **Single Audit for the Fiscal Year ended June 30, 2016**
- Recommendation:** Accept and file the City's Single Audit Report for the fiscal year ended June 30, 2016.
- Attachments:** [ATCH 1 - SINGLE AUDIT](#)
- 5.H. [847-2017](#) **Electronic Health Record System**
- Recommendation:** Adopt a resolution approving a Joint Powers Agreement (JPA) with Napa County, the Department of State Hospitals - Napa, and the American Canyon Fire Protection District to allow the City of Napa to participate in a shared electronic patient care reporting system; and authorizing the Fire Chief to execute the JPA on behalf of the City.
- Attachments:** [ATCH 1 - Resolution - ePCR Contract.doc](#)  
[ATCH 2 - ePCR JPA.pdf](#)
- 5.I. [860-2017](#) **Picnic Area Reservation Rental Fees**
- Recommendation:** Adopt a resolution revising the City's picnic area reservation rental fees.
- Attachments:** [ATCH 1 - Resolution](#)  
[EX A and EX B - Fees](#)
- 5.J. [867-2017](#) **Human Resources Consulting Services**
- Recommendation:** Authorize the City Manager to execute an Amendment #6 to C2014 079 with Municipal Resources Group, LLC, (MRG), in an amount not to exceed \$25,000, to provide Human Resources Consulting Services through current fiscal year ending June 30, 2017.
- Attachments:** [ATCH 1- Amendment 6 C2014 079](#)

**6. ADMINISTRATIVE REPORTS:**

- 6.A. [827-2017](#) **Policies and Local Goals for Community Facilities Districts and Special Tax Districts**
- Recommendation:** Adopt a resolution approving the Local Goals and Policies for Community Facilities Districts and Special Tax Districts.
- Attachments:** [ATCH 1 WITH EX A - Resolution - CFD Goals and Policies.doc](#)
- 6.B. [832-2017](#) **Water Supply Contract with Congress Valley Water District**
- Recommendation:** Approve the first Amendment to the Water Supply Contract with the Congress Valley Water District (City Agreement No. 5387), authorize the Public Works Director to execute the Amendment on behalf of the City, and determine that the Amendment is exempt from CEQA.
- Attachments:** [ATCH 1 - Contract.pdf](#)  
[ATCH 2 - Map of Service Area.pdf](#)  
[ATCH 3 - First Amendment.pdf](#)

**7. COMMENTS BY COUNCIL OR CITY MANAGER:****8. CLOSED SESSION:**

- 8.A. [874-2017](#) **CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION: Significant exposure to litigation in one potential case, pursuant to Government Code Section 54956.9(d)(2).**
- 8.B. [870-2017](#) **CONFERENCE WITH REAL PROPERTY NEGOTIATORS (Government Code section 54956.8). City Negotiators: Mike Parness, Jack LaRochelle, Eric Whan, Jeff Freitas, and Michael Barrett. Under Negotiation: price and terms of payment for the potential acquisition of each of the following properties, with a corresponding identification of the negotiating parties for each parcel:**
- 951 California Blvd. (APN 004-491-025) located at the southwest corner of California Blvd. and First Street: Partial acquisition of approximate 371 square foot fee simple interest and 2,301 square foot temporary construction easement; Property Owner: Thomas and Jeanne Andrews.
  - 935 California Blvd. (APN 004-491-021): Partial acquisition of approximate 403 square foot fee simple interest and 1,114 square foot temporary construction easement; 2410 Second Street (APN 004-491-009): Partial

acquisition of approximate 1,701 square foot fee simple interest and 768 square foot temporary construction easement, collectively located at the northwest corner of California Blvd. and Second Street; Property Owner: Dorothy Arata.

- 2489 Second Street (APN 004-491-026) located at Second Street and Highway 29: Partial acquisition of approximate 838 square foot fee simple interest and 594 square foot temporary construction easement; Property Owner: Michael Allen McDaniel and Kathy Sue McDaniel.
- 829 and 837 California Boulevard (APNs 004-491-012 and 004-491-013) located at the southwest corner of California Blvd. and Second Street: Partial acquisition of approximate 495 square foot and 534 square foot temporary construction easements; Property Owner: Boutique Resorts Napa, LLC.
- 800 California Blvd. (APN 004-493-001) located at the southeast corner of California Blvd. and Second Street: Partial acquisition of approximate 209 square foot fee simple interest and 3,444 square foot temporary construction easement; Property Owner: Elm House Properties LLC.
- 2337 Second Street (APN 004-493-002) located near the southeast corner of California Blvd. and Second Street: Partial acquisition of approximate 455 square foot temporary construction easement; Property Owner: Thomas M. Kearns and Constance R. Olson Kearns.
- 2349 First Street (APN 004-492-001) and 920 California Boulevard (APN 004-492-012) located on the east side of California Blvd. between First and Second Streets: Full acquisition of approximate 16,177 square foot fee simple interest and approximate 16,100 square foot fee simple interest; Property Owner: V Hospitality Partners, LLC.
- 2420 First St., Napa, CA (APN 002-141-002) located at the northwest corner of California Blvd. and First Street: Partial acquisition of 1,752 square foot fee simple interest and 1,453 square foot temporary construction easement; Property Owner: Napa ES Hotel, LLC.

**CITY COUNCIL RECESS**

**6:30 P.M. EVENING SESSION****9. CALL TO ORDER:****9.A. Roll Call:****10. PLEDGE OF ALLEGIANCE:****11. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:****12. REPORT ACTION TAKEN IN CLOSED SESSION:****13. PUBLIC COMMENT:****14. ADMINISTRATIVE REPORTS:****14.A. [842-2017](#) Historic District Signage Program**

**Recommendation:** Receive a report on the Historic District Signage design theme and provide direction to staff to be incorporated into a resolution for future consideration.

**Attachments:** [ATCH 1 - Historic District Signage Program.pdf](#)

**15. PUBLIC HEARINGS/APPEALS:****15.A. [841-2017](#) General Plan Amendment, Rezoning, and Design Review Permit for a 16-unit apartment expansion on property located at 151 Riverside Drive on the west side of Riverside Drive south of Elm Street.**

**Recommendation:** Receive a report on the proposed project and provide direction to staff.

**Attachments:** [ATCH 1 - PC Report and Minutes.pdf](#)  
[ATCH 2 - Project Plans.pdf](#)

**16. COMMENTS BY COUNCIL OR CITY MANAGER:****17. ADJOURNMENT:**

The next regularly scheduled meeting of City of Napa City Council of the City of Napa is May 2, 2017.

I hereby certify that the agenda for the above stated meeting was posted at a location freely accessible to members of the public at City Hall, 955 School Street, on Thursday, April 13, 2017 at 5:00 p.m.

---

Dorothy Roberts, City Clerk



**MEETING DATES:**

The City Council meets regularly on the first and third Tuesday of each month; additional meetings may be scheduled as needed.

**INFORMATION AVAILABLE FOR CITY COUNCIL MEETINGS:**

Information and documents related to items on this agenda are available on the City's website at [www.cityofnapa.org](http://www.cityofnapa.org); you may also contact the City Clerk for information by email at [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org); by calling (707) 257-9503; or in person at 955 School Street, Napa. Any documents related to an agenda item that are provided to a majority of the City Council after distribution of the agenda packet are reported by the City Clerk at the meeting under "Supplemental Reports and Communications," and are available for public inspection.

**CITY POLICY TO FACILITATE ACCESS TO PUBLIC MEETINGS:**

The City of Napa complies with all applicable requirements of the Americans with Disabilities Act and California law, and does not discriminate against any person with a disability. If any person has a disability and requires information or materials in an appropriate alternative format (or any other reasonable accommodation), contact the City Clerk at (707) 257-9503 or email at [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org). For TTY/ Speech-to-Speech users, dial 7-1-1 for the California Relay Service, for text-to-speech, speech-to-speech, and Spanish-language services 24 hours a day, 7 days a week.

In making any request to the City for assistance, please provide advance notice of at least three business days prior to the meeting.

**TRADUCCIONES EN ESPAÑOL / SPANISH-LANGUAGE TRANSLATIONS:**

Esta agenda identifica los asuntos que serán considerados en una junta del poder legislativo. Todas las juntas del poder legislativo están abiertas al público, y se invita a los miembros del público a asistir y dirigirse directamente ante el poder legislativo. Si usted desea recibir una copia de esta agenda o información relacionada en español, por favor póngase en contacto con la Secretaria de la Ciudad al 707-257-9503 o por correo electrónico a [Clerk@cityofnapa.org](mailto:Clerk@cityofnapa.org).

**CONDUCT OF CITY COUNCIL MEETINGS:**

Meetings are conducted in accordance with the requirements of state law (the "Ralph M. Brown Act," California Government Code Sections 54950, et seq.) and the City's Rules of Order (Council Policy Resolution 19).

Members of the public may address the Council at designated times and are expected to conduct themselves with courtesy and respect. Speakers should direct comments to the Mayor and City Councilmembers, not the audience. Speakers are expected to yield the floor when the time limit is identified and comply with the City's Rules of Order. Speaking times are limited to no more than three minutes per person, with the exception of certain hearings and appeals, or at the discretion of the Mayor or City Council.

**PUBLIC COMMENT (INCLUDING CONSENT CALENDAR AND ADMINISTRATIVE REPORTS):**

The public may directly address the City Council on any subject within the Council's subject matter jurisdiction, including any matter that is not on the agenda. Speaking time is limited to no more than three (3) minutes per person, unless modified at the discretion of the Mayor or City Council.

If the matter is not on the agenda, or if the matter is on the Consent Calendar, or is an Administrative Report, submit a speaker card or request to speak during the Public Comment portion of the meeting.

Speaker cards are not required if the speaker otherwise makes a clear and timely request to address the Council, but do promote the efficient and orderly progress of the meeting. Information on Speaker Cards is subject to disclosure under the California Public Records Act.

**CONSENT CALENDAR:**

These items are considered routine and may be approved by a single vote. Only the Mayor or a majority of the City Council may authorize public input after the consent calendar is introduced.

**ADMINISTRATIVE REPORTS**

Only the Mayor or a majority of the City Council may authorize public input after an administrative report item is introduced.

**CONSENT HEARINGS:**

These items are considered routine and may be approved by a single vote; however, any member of the public or City Council may remove an item for consideration during the public hearing portion of the agenda.

**PUBLIC HEARINGS/APPEALS**

During any public hearing or appeal, any person may directly address the City Council. Applicants (or appellants) are allowed 10 minutes to present testimony at the beginning of the public hearing, and if needed, 5 minutes to present rebuttal at the end of the public hearing. All other speakers will be limited to 3 minutes.

**CLOSED SESSION**

The City Council is authorized to meet in closed session, without attendance by the public, on limited confidential topics such as pending litigation, real property negotiations, or personnel or labor matters.

**CALIFORNIA ENVIRONMENTAL QUALITY ACT:**

The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decision. (See, California Public Resources Code Sections 21000 - 21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000 - 15387). For each item that requires a CEQA determination by City Council, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this Agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this Agenda.

**CHALLENGES TO DECISIONS MADE BY THE CITY COUNCIL:**

If a person wishes to file a legal challenge to any decision made by the City Council, you may be limited to raising only those issues which you or someone else raised during the meeting, or in a written communication received by the City Clerk prior to or during the meeting. In addition, a legal challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies. The time limit to commence any legal challenge may be subject to strict timing requirements, and failure to comply with applicable timing requirements may result in a legal challenge being barred. Any lawsuit or legal challenge to any quasi-adjudicative decision made by the City Council is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision. Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by City Council must be filed no later than the 90th day following the date on which such decision becomes final.