



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

**Tuesday, August 6, 2019**

**3:30 PM Afternoon Session**

**6:30 PM Evening Session**

### **City Hall Council Chambers**

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

### **CITY COUNCIL**

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

See last pages of agenda for information regarding meeting procedures  
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. PUBLIC COMMENT:****4. CONSENT CALENDAR:****4.A. [1982-2019](#) City Council Meeting Minutes**

**Recommendation:** Approve the Meeting Minutes for the June 18, 2019 City Council Regular Meeting.

**Attachments:** [ATCH 1 - 6-18-19 Regular CC Meeting Minutes DRAFT](#)

**4.B. [1973-2019](#) Monthly Budget and Investment Statement**

**Recommendation:** Receive and file the Monthly Budget and Investment Statement as of May 31, 2019.

**Attachments:** [ATCH 1 - Monthly Budget and Investment Stmt as of May 31, 2019](#)

**4.C. [1972-2019](#) Building and Fire Code Board of Appeals and Disability Access Board of Appeals Membership**

**Recommendation:** 1. Reappoint three incumbents, Stanley R. Blough, Gina Biter-Mundt, and John McBroom, to the Building and Fire Code Board of Appeals, with a two-year term expiring September 30, 2021; and appoint two new applicants, Ben Neuman and Sophia Johnson to the Building and Fire Code Board of Appeals, with a three-year term expiring September 30, 2022; and

2. Reappoint three incumbents, Doug A. Weir, serving as a Disability Community member, Gina Biter-Mundt, and John McBroom to the Disability Access Board and of Appeals, with a two-year term expiring September 30, 2021; and appoint two new applicants, James R. Krider, serving as a Disability Community member, and Ben Neuman, to the Disability Access Board of Appeals, with a three-year term expiring September 30, 2022.

**Attachments:** [ATCH 1 - Applications: Bldg and Fire Code Board of Appeals](#)  
[ATCH 2 - Disability Applications](#)

- 4.D. [1971-2019](#) **Napa Public Access Cable TV Board Membership**
- Recommendation:** Reappoint incumbents, Ralph DeAmicis and Tom Brown, to the Napa Public Access Cable TV Board, with a two-year term expiring June 30, 2121.
- Attachments:** [ATCH 1 - Applications](#)
- 4.E. [1977-2019](#) **Processes for Encouraging Action by Other Governmental Agencies (Supporting or Opposing Legislation, Regulations, Adjudication, or Ballot Measures)**
- Recommendation:** Adopt a resolution establishing processes for encouraging action by other governmental agencies (supporting or opposing legislation, regulations, adjudication, or ballot measures).
- Attachments:** [ATCH 1 - Resolution](#)  
[EX A - Policy](#)  
[ATCH 2 - Policy \(Track Changes\)](#)
- 4.F. [1980-2019](#) **Proposed Federal Legislation to Overturn Restrictions on Local Control over Installation of Small Cell Wireless Facilities**
- Recommendation:** Authorize the Mayor to sign a Letter of Support to Congresswoman Anna Eshoo regarding H.R. 530 - Accelerating Broadband Development by Empowering Local Communities Act of 2019.
- Attachments:** [ATCH 1 - Draft Letter of Support](#)  
[ATCH 2 - Text of H.R. 530](#)
- 4.G. [1920-2019](#) **Gann Appropriation Limits for Fiscal Year 2019/20**
- Recommendation:** Approve a resolution establishing the Gann appropriations limit for Fiscal Year 2019/20.
- Attachments:** [ATCH 1 - Resolution](#)  
[ATCH 2 - Fiscal Year 2020 Tax Appropriations Limit](#)
- 4.H. [1976-2019](#) **Budget Staffing Plan for the Parks and Recreation Services Department**
- Recommendation:** Adopt a resolution authorizing the City Manager to amend the Budget Staffing Plan for the Parks and Recreation Services Department to add one Senior Office Assistant position, and delete one Office Assistant II position, and approve a FY 2019/20 budget adjustment between the General Services and the Parks and Recreation Services Departments.
- Attachments:** [ATCH 1 - Resolution](#)

- 4.I. [1943-2019](#) **Public Safety Dispatching Services Provided to American Medical Response for Emergency Medical Services**
- Recommendation:** Adopt a resolution authorizing the City Manager to execute a one-year contract amendment for Public Safety Dispatching Services provided to American Medical Response (AMR).
- Attachments:** [ATCH 1 - Resolution](#)  
[ATCH 2 - Amendment No 4 to Agreement No C2011 285](#)
- 4.J. [1872-2019](#) **Trower Avenue Rehabilitation Phase 2 - Dry Creek Road to Linda Vista Avenue, Jefferson Street to City Limits (Measure T)**
- Recommendation:** Adopt a resolution authorizing the Public Works Director to award and execute a construction contract to Granite Construction Company for the Trower Avenue Rehabilitation Phase 2 - Dry Creek Road to Linda Vista Avenue, Jefferson Street to City Limits (ST20PW06) in the bid amount of \$1,289,455.85; authorizing the Public Works Director to approve contract amendments and charges for project services up to a total amount not to exceed \$1,780,240.66; and determining that the actions authorized by this resolution are exempt from CEQA.
- Attachments:** [ATCH 1 - Resolution](#)
- 4.K. [1692-2018](#) **Replacement of the Hillcrest and Silverado Water Pump Stations**
- Recommendation:** Adopt a resolution authorizing the Utilities Director to negotiate and execute a Design-Build Agreement with Myers and Sons Construction, LLC in an amount not to exceed \$3,273,600, for design and construction services for replacement of the Hillcrest and Silverado pump stations; approving the transfer of appropriations from water fund capital improvements reserve to fund the project and temporary operations; and determining that the actions authorized by this resolution are exempt from CEQA.
- Attachments:** [ATCH 1 - Resolution](#)  
[ATCH 2 - Request for Proposal for Design-Build Services](#)  
[ATCH 3 - Myers & Sons Construction LLC Proposal](#)  
[ATCH 4 - Mountain Cascade, Inc. Proposal](#)  
[ATCH 5 - GSE, Inc. Proposal](#)  
[ATCH 6 - Proposal Evaluation & Cost Summary](#)
- 4.L. [1981-2019](#) **Solid Waste Rates Low-Income Assistance Program**
- Recommendation:** Adopt a resolution adjusting solid waste and recycling collection rate revenue and establishing a new program to provide financial assistance to low-income residential solid waste and recycling customers.
- Attachments:** [ATCH 1 - Resolution](#)

**5. ADMINISTRATIVE REPORTS:**

- 5.A. [1960-2019](#)      **Emergency Repair of Browns Valley Creek Damage to Browns Valley Road at Valley Glen Lane**
- Recommendation:** Determine there is 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.
- 5.B. [1933-2019](#)      **League of California Cities Voting Delegate**
- Recommendation:** Appoint a City Council Voting Delegate and Alternate to the League of California Cities Annual Business Meeting.
- Attachments:**      [ATCH 1 - California League of Cities Memorandum](#)

**6. PUBLIC HEARINGS/APPEALS:**

- 6.A. [1975-2019](#)      **Bond Financing for the Development of Manzanita Family Apartments, a Proposed 51-Unit Affordable Rental Project Located at 2951 Soscol Avenue**
- Recommendation:** Adopt a resolution approving the issuance of revenue bonds in an aggregate principal amount not to exceed \$35,000,000 by the California Municipal Finance Authority for the benefit Manzanita, L.P. (or an affiliate thereof) to finance an affordable rental housing project (a 51-unit apartment project located at 2951 Soscol Avenue) and certain other matters relating thereto and determining that the actions authorized by the resolution are exempt from CEQA.
- Attachments:**      [ATCH 1 - Resolution](#)

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

- 8.A. [1995-2019](#)      **Conference with Real Property Negotiators (Government Code section 54956.8): Property: APN 033-010-030: a 14.2 acre parcel located on Atlas Peak Road located directly across from 3183 and 3189 Atlas Peak Road. City Negotiators: Steve Potter, Fran Robustelli, Phil Brun, Joy Eldredge, Jeff Freitas, Michael Barrett. Negotiating Parties: City of Napa and Sandia Corning Pearson. Under Negotiation: price and terms of payment.**

**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. PUBLIC HEARINGS/APPEALS:****14.A. [1821-2019](#)****First Street Apartments II Project - New 50-unit Apartment Complex on 1.7 Acres at 2611 and 2617 First Street**

**Recommendation:** Adopt a resolution approving a Design Review Permit for the First Street Apartments II at 2611 and 2617 First Street (APNs: 004-081-002 & 004-081-003) (PL18-0111) and determining that the potential environmental effects of the actions authorized by this Resolution were adequately analyzed by a previous CEQA action.

**Attachments:** [ATCH 1 - Resolution](#)  
[EX A - NapaSan Conditions](#)  
[ATCH 2 - Initial Study](#)  
[ATCH 3 - April 18, 2019 Planning Commission Minutes Excerpts and Late](#)  
[ATCH 4 - June 20, 2019 Planning Commission Staff Report and Draft Min](#)  
[ATCH 5 - Plan Drawings](#)  
[ATCH 6 - Traffic Engineer Responses](#)

**14.B. [1874-2019](#)****Foster Road Townhomes Project - New 14-unit residential condominium development on a 0.72-acre parcel at 1124 Foster Road**

**Recommendation:** Adopt a resolution approving a Use Permit, Design Review Permit and Tentative Subdivision Map for condominium purposes for the Foster Road Townhomes located at 1124 Foster Road and determining that the actions authorized by this resolution are exempt from CEQA.

**Attachments:** [ATCH 1 - Resolution](#)  
[EX A - NapaSan Conditions](#)  
[ATCH 2 - 1-17-19 PC Staff Report, Communications & Min. Excerpts](#)  
[ATCH 3 - Description and Plans](#)

**14.C. [1963-2019](#) Napa Pipe Project Second Phase Annexation**

**Recommendation:** Adopt a resolution approving submittal of an application on behalf of the City of Napa to the Local Agency Formation Commission of Napa County to Initiate Proceedings for the Annexation of the Second Phase of the Napa Pipe Property into the City of Napa and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

**Attachments:** [ATCH 1 - Resolution with EX A](#)

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

The next regularly scheduled meeting for the City Council of the City of Napa is August 20, 2019.

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 August 1, 2019 at 5:00 p.m.

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Tiffany Carranza, 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-judicative 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-judicative decision made by City Council must be filed no later than the 90th day following the date on which such decision becomes final.