



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

September 20, 2016

3:30 PM Afternoon Session  
6:30 PM Evening Session

City Hall Council Chambers  
955 School Street

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### INFORMATION FOR CITY MEETINGS:

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**Information Available:** Documents related to the City Council or the Board for the Housing Authority are available at [www.cityofnapa.org](http://www.cityofnapa.org); or email [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org); or contact the Office of the City Clerk: 955 School Street, Napa, CA 94559/ telephone: (707) 257-9503. Any documents related to an agenda item provided to a majority of the City Council (Board) after distribution of the agenda packet are available for public inspection at the Office of the City Clerk or in a binder so labeled in the Council Chambers on the meeting date.

**Public Comment:** Speaker cards are available; it is requested but not required, to submit a card to the City Clerk before the meeting begins. Speakers will be limited to three (3) minutes and will comply with the City's rules of order. If your comments pertain to a specific item on the agenda, reserve your comments until the item is before the City Council (Board). Time limits will be enforced by the Mayor to facilitate the fair and efficient conduct of the meeting.

**Consent Calendar:** Items are considered routine and may be approved by a single vote. Only the Mayor (Chair) or a majority of the City Council (Board) may authorize public input.

**Consent Hearings:** These routine items may be approved by a single vote; however, any member of the public or City Council (Board) may remove an item for consideration during the public hearing portion of the agenda.

**Administrative Reports:** Only the Mayor (Chair) or a majority of the governing body may authorize public input for these items.

**Public Hearings/Appeals:** Applicants (or appellants) are allowed ten (10) minutes to present testimony at the beginning of the public hearing, and if needed, five (5) minutes to present rebuttal at the end of the public hearing. All other speakers will be limited to three (3) minutes.

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

**Governing Law:** City Council (Board) conducts all meetings in accordance with the "Ralph M. Brown Act" (California Government Code Sections 54950, et seq.) and pursuant to the City's Rules of Order for City Council meetings (Policy Resolution 19).

**3:30 P.M. CITY COUNCIL MEETING: AFTERNOON SESSION**

**COUNCILMEMBERS: Juliana Inman, Peter Mott, Scott Sedgley,  
Vice Mayor Mary Luros, Mayor Jill Techel**

**1. CALL TO ORDER:**

**1.A. Roll Call**

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

[Click here to view informational material received before the meeting.](#)

**3. SPECIAL PRESENTATIONS:**

**3.A. [Proclamation "Bay Day"](#)**

Proclamation designating October 1, 2016, "Bay Day" in the City of Napa.

**4. PUBLIC COMMENT:**

**5. CONSENT CALENDAR:**

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

Approve the September 6, 2016 Regular City Council Meeting Minutes.

**5.B. [Appointments to the City of Napa Bicycle and Trails Advisory Commission](#)**

Appoint incumbents Joel King and Jeremy Sill, and new member Jimmy Kawalek, to the Bicycle and Trails Advisory Commission.

**5.C. [Appointments to the Board of the Housing Authority of the City of Napa](#)**

Consider re-appointment of incumbents Johanna Moore and Carol Hamilton to fill the two tenant representative seats of the Board of Commissioners for the Housing Authority of the City of Napa.

**5.D. [Appointments to the City of Napa Tree Advisory Commission](#)**

Appoint incumbents Chris Sauer and Seth Pare-Mayer to the Tree Advisory Commission.

**5.E. [Resolution Scheduling Hearing to Modify the Boundary, Revenue Purpose, and Name of Parking and Business Improvement Area 1, Benefit Zone 1 \(2005\)](#)**

Adopt a Resolution of Intention to Modify the Parking and Business Improvement Area 1, Benefit Zone 1 (2005), by: (1) Renaming the area the "Downtown Parking Assessment Area", (2) Amending the Boundaries to add six new parcels, (3) Amending Allowable Uses of Assessment Revenue to Include Parking Maintenance, (4) Fixing the Time and Place of a Public Meeting and Public Hearing Thereon, and Giving Notice Thereof; and 5) Determining that these actions are not subject to CEQA.

**5.F. Agreement for Services with FME Architecture + Design to Prepare a Master Plan for the CineDome Focus Area**

Authorize the City Manager to execute an agreement with FME Architecture + Design in an amount not to exceed \$211,500 to prepare a master plan for the CineDome Focus Area.

**6. ADMINISTRATIVE REPORTS:**

**6.A. Revenue Bond Issuance for Covered Compost System and Other Capital Improvements at City's Materials Diversion Facility**

Adopt a resolution authorizing the issuance and sale of solid waste revenue bonds, in an amount not to exceed \$12,500,000, for the purpose of financing the costs of constructing covered compost system and other capital improvements to the MDF, and related matters; and determine that the potential environmental impacts of these actions were adequately analyzed by a previously adopted mitigated negative declaration.

**6.B. Consideration of the Establishment of Evaluation Criteria for Proposals for the Public Safety and City Services Building Project (FC15PW02)**

Establish Criteria for Evaluation of Proposals for the Design, Construction, Operation, and Financing of a Public Safety and City Services Building Project, and for the Privately Funded Development of Excess City Property.

**7. PUBLIC HEARINGS/APPEALS:**

**7.A. Second Reading of Ordinance/Resolution Adopting Parking Impact Fee**

Approve the second reading and final passage, and adopt an ordinance amending Napa Municipal Code Chapter 15.94 relating to the procedures for the Parking Impact Fee; and adopt a resolution adopting a Parking Impact Fee for non-residential development in the Parking Exempt Overlay District.

**7.B. Consolidated Annual Performance Evaluation Report (CAPER)**

Adopt a resolution approving the CDBG Fiscal Year 2015-2016 Consolidated Annual Performance Evaluation Report (the "CAPER") with the addition of public hearing comments and authorizing staff to submit the report to HUD and determine that the recommended action is exempt from CEQA.

**8. COMMENTS BY COUNCIL OR CITY MANAGER:**

**9. CLOSED SESSION:**

**9.A. Conference with Real Property Negotiators (Government Code section 54956.8): Property: Approximately 0.5 acre parcel at the southeast corner of Randolph Street and Second Street (APN 003-212-001). City Negotiators: Mike Parness, Rick Tooker, Michael Barrett, Jeff Freitas, Jack LaRochelle. Negotiating Parties: City of Napa, and James Keller. Under Negotiation: price and terms of payment.**

**CITY COUNCIL RECESS**

**6:30 P.M. CITY COUNCIL MEETING: EVENING SESSION**

**COUNCILMEMBERS:** Juliana Inman, Peter Mott, Scott Sedgley,  
Vice Mayor Mary Luros, Mayor Jill Techel

10. **CALL TO ORDER:**
  - 10.A. Roll Call
11. **PLEDGE OF ALLEGIANCE:**
12. **AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**
13. **REPORT ACTION TAKEN IN CLOSED SESSION:**
14. **PUBLIC COMMENT:**
15. **COMMENTS BY COUNCIL OR CITY MANAGER:**
16. **ADJOURNMENT:**

The next regularly scheduled meeting of the City of Napa City Council is October 4, 2016.

I HEREBY CERTIFY THAT THE AGENDA FOR THE ABOVE STATED MEETING (S) WAS POSTED AT A LOCATION FREELY ACCESSIBLE TO MEMBERS OF THE PUBLIC AT CITY HALL, 955 SCHOOL STREET, ON FRIDAY, SEPTEMBER 16, 2016 AT 4:30 P.M.

/s/Jonathan Sheldon, Deputy City Clerk

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**MAYOR'S MESSAGE:**

The City Council pledges to listen carefully to all sides of an issue, examine the rights of each individual, and consider the needs of our community before making a decision. Accordingly, the Council expects members of the audience to conduct themselves with courtesy and respect during the meeting. Thank you for your cooperation and for your public participation.

## **GENERAL INFORMATION:**

Please turn off cell phones and pagers before entering the Council Chambers.
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The City Council meets regularly on the first and third Tuesday of each month. The Council may also schedule additional special meetings for the purpose of completing unfinished business and/or study session. Regular meetings are held in the Council Chambers, City Hall, 955 School Street.

**NOTE:** Additional written information is available for items on this agenda, and may be obtained or reviewed by visiting the City website at [www.cityofnapa.org](http://www.cityofnapa.org); e-mailing [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org); or contacting the office of the City Clerk at 955 School Street, Napa, CA. 94559 by mail or in person or by telephone at (707) 257-9503.

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

Each City entity offers public programs, services, and meetings in a manner that is reasonably accessible to everyone, including individuals with disabilities. Each City entity complies with all applicable requirements of the Americans with Disabilities Act and California law, and does not discriminate against any person with a disability. Wheelchair access to the Council Chambers and speaker's microphone is available to all persons.

If any person has a disability and requires information or materials in an appropriate alternative format (or any other reasonable accommodation), or if you need any special assistance to participate in this meeting, please contact the City Clerk Department at 257-9503. For TTY/ Speech-to-Speech users, dial 7-1-1 for the California Relay Service, offering free text-to-speech, speech-to-speech, and Spanish-language services 24 hours a day, 7 days a week. You may also contact the City Clerk at [clerk@cityofnapa.org](mailto:clerk@cityofnapa.org) for more information.

In making any request for assistance, advance notice to the City forty-eight hours prior to the meeting will enable the City to make reasonable arrangements.

Se les pide por favor que avise con 48 horas de anticipación cuando haga un pedido para asistencia. Esto les da suficiente tiempo antes de la junta para permitir que la ciudad tome medidas razonables.

## **CHALLENGING DECISIONS OF CITY ENTITIES:**

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by any City Entity (including the City of Napa or the Housing Authority of the City of Napa) 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 any City Entity must be filed no later than the 90<sup>th</sup> day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred.

If a person wishes to challenge the nature of the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of Napa, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.