



# CITY of NAPA

## REGULAR MEETING AGENDA FOR THE CITY COUNCIL OF THE CITY OF NAPA AND THE HOUSING AUTHORITY OF THE CITY OF NAPA (HACN)

April 07, 2015

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 five 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 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 5 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. HOUSING AUTHORITY OF THE CITY OF NAPA (HACN)**

**AGENCY BOARD MEMBERS:** Carol Hamilton, Johanna Moore, Juliana Inman, Mary Luros,  
Peter Mott, Scott Sedgley, Chair 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. [Family Self Sufficiency Presentation](#)**

Presentation of Certificates of Completion and checks to two Family Self Sufficiency Program graduates.

**4. PUBLIC COMMENT:**

**5. CONSENT CALENDAR:**

**5.A. [Approve February 3, 2015 Regular Meeting Minutes of the Housing Authority of the City of Napa \(HACN\)](#)**

Approve the February 3, 2015 Regular Meeting Minutes of the Housing Authority Board.

**5.B. [Audited Comprehensive Annual Financial Report \(CAFR\) and Single Audit \(SA\) for the Fiscal Year ended June 30, 2014](#)**

Accept and file the City's Comprehensive Annual Financial Report (CAFR) and Single Audit (SA) for the fiscal year ended June 30, 2014.

**6. ADMINISTRATIVE REPORTS:**

**6.A. [Housing Choice Voucher Program Administrative Plan Amendments](#)**

Adopt a resolution approving Amendments to the Section 8 Housing Choice Voucher Program Administrative Plan and determine that the recommended action is not subject to CEQA.

**7. PUBLIC HEARINGS/APPEALS:**

**7.A. [2015-2016 Housing Choice Voucher Five Year and Annual Plan](#)**

Adopt a resolution authorizing adopting Section 8 Housing Choice Voucher Five Year and Annual Plan for Fiscal Year 2015-2016 and determine that the recommended action is not subject to CEQA.

**8. COMMENTS BY AGENCY MEMBER OR EXECUTIVE DIRECTOR:**

9. **ADJOURNMENT:**

The next regularly scheduled meeting of the Housing Authority of the City of Napa is May 5, 2015.

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

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

10. **CALL TO ORDER:**

10.A. Roll Call

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

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

12. **SPECIAL PRESENTATIONS:**

12.A. **[Proclamation "California Safe Digging Month April 2015"](#)**  
Proclamation designating April 2015 as "California Safe Digging Month".

13. **PUBLIC COMMENT:**

14. **CONSENT CALENDAR:**

14.A. **[Approval of the City Council Meeting Minutes](#)**  
Approve the March 3, 2015 Regular City Council Meeting Minutes.

14.B. **[Resolution Continuing the Proclamation of Local Emergency](#)**  
Adopt a resolution continuing the Proclamation of a Local Emergency.

14.C. **[Affordable Housing for Seniors and Disabled Persons](#)**  
Adopt a resolution approving the Amended and Restated Developer's Agreement for Folks Landing Apartments and determine that the recommended action is not subject to CEQA.

14.D. **[Hazard Mitigation Grant Application and Budget Appropriation for Pipeline Rehabilitation Project PJ0415](#)**  
Adopt a resolution authorizing the Public Works Director to execute documents for funding under the California Governor's Office of Emergency Services (Cal OES) Hazard Mitigation Grant Program (HMGP), authorizing a budget appropriation, and determine that the action is exempt from CEQA pursuant to Section 15302(c).

15. **ADMINISTRATIVE REPORTS:**

15.A. **[Senior Center Feasibility Study Presentation](#)**  
Review draft concepts developed from the Senior Activity Center Needs

Assessment and provide input and direction in order to finalize concepts to complete the study.

**15.B. Agreement for Design-Build Services for Tulocay Creek Bicycle/Pedestrian Bridge**

Authorize the Public Works Director to execute an agreement with G.D. Nielson Construction, Inc., in the amount of \$497,610 for design-build services for Tulocay Creek Bicycle/Pedestrian Bridge (BR14PW03) with an option to add \$4,830 for one additional geotechnical boring and analysis, an option to add \$34,327 for Stormwater Pollution Prevention Plan (SWPPP) tasks, and determine that the project was the subject of previous CEQA analysis.

**15.C. Risk Assessment of General Fund Reserve Requirements**

Receive and review the Government Finance Officers Association Risk-Based Analysis of General Fund Reserve Requirements.

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

**17. CLOSED SESSION:**

**17.A. CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION:** [Initiation of litigation in one case, pursuant to Government Code Section 54956.9\(d\)\(4\).](#)

**5:00 P.M. to 6:30 P.M. CITY COUNCIL RECESS**

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

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

**18. CALL TO ORDER:**

**18.A. Roll Call**

**19. PLEDGE OF ALLEGIANCE:**

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

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

**21. REPORT ACTION TAKEN IN CLOSED SESSION:**

**22. SPECIAL PRESENTATIONS:**

**22.A. Proclamation "Sexual Assault Awareness Month"**

Proclamation designating April 2015 "Sexual Assault Awareness Month" in the City of Napa.

23. **PUBLIC COMMENT:**

24. **ADMINISTRATIVE REPORTS:**

24.A. **[City Hall Consolidation Project Update and Amendment to Agreement](#)**

Receive a presentation on the update for the City Hall Consolidation Project including the financial analysis and authorize the City Manager to execute Amendment No. 1 to Agreement No. C2015 033 with Jones Lang LaSalle Americas, Inc., for additional project development services in the amount of \$295,000 for a total contract amount not to exceed \$420,000, and determine that the amendment is not subject to CEQA.

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

26. **ADJOURNMENT:**

The next regularly scheduled meeting of the City of Napa City Council is April 21, 2015.

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 THURSDAY, APRIL 2, 2015 BY 5:00 P.M.

/s/ Dorothy Roberts, 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:**

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| 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.