

**SUPPLEMENTAL REPORTS & COMMUNICATIONS II**  
**Office of the City Clerk**

**City Council of the City of Napa**  
**Special Meeting**  
**January 21, 2020**

**FOR THE CITY COUNCIL OF THE CITY OF NAPA:**

**AFTERNOON SESSION:**

**3. PUBLIC COMMENT:**

- Written communication from Gary Orton.

**4. ADMINISTRATIVE REPORTS:**

**4.A. Public Safety and City Hall Facilities Project, including Buildings for City Offices, Meeting Spaces, and Related Facilities for Public Safety, General Government Administration, Fire Station No. 1, and Public Parking.**

- Letter from Brendan Kelly III, AIA dated January 21, 2020.

**City Council Special Meeting  
1/21/2020  
Supplemental II - 3. Public Comment  
From: Gary Orton**

My name is Gary Orton. I live in Napa. I speak for the Napa County Progressive Alliance. We are a group of local residents who seek to unite Napa County's diverse communities and to promote social justice, community-based economics, environmental sustainability, and good government reforms. We work to elect government officials who share these values and who do not accept donations from corporations or other businesses. In all our activities, we make it a priority to address the needs and concerns of, and develop leaders among, those who have been disadvantaged by the system. Transitioning to district elections aligns with our stated mission.

We understand that all of you worked hard to attain your positions because you also want to create positive change for our community. Personally, that was my motive in, twice, successfully campaigning door-to-door for a seat on the Belmont City Council. I can attest that smaller election populations encourage grass-roots candidates who refuse to rely on large donations from corporations or businesses because campaign costs are reduced.

You should note that race and ethnicity are not under the Voting Right Act the predominant factors in districting. Rather, you are required to consider economic factors, such as the percentage of persons below the poverty level, educational attainment, median income, and language proficiency. Our diverse communities deserve to have their voices heard and to participate in robust, meaningful discussions of public policy. Not only did the legislature intend the Voting Rights Act to make it easier to create district elections, they are popular with the wide majority of voters. Napa is an outlier; more than two-thirds of the cities in California with a population comparable to Napa have already abandoned at-large elections.

Knowing that you are seekers of positive change and possessors of goodwill, Napa County Progressive Alliance is confident that after careful consideration of the facts and law, you will adopt a resolution of intent to transition to by-district elections. Not only is it right; adoption of the resolution is the only **fiscally responsible** action to take.



January 21, 2020  
Napa City Council  
Napa, CA 94559

Re: Public Safety and City Hall Facilities

Dear Mayor Techel and Council Members:

My name is Brendan Kelly and I'm an architect & developer. Our office is at 1443 Main Street right here in beautiful downtown Napa and in the last 20 years I have designed and built all kinds of residential and commercial projects from Calistoga to American Canyon.

I'm here today trying to better understand the overarching strategies about how the City of Napa intends to pay for the significant capital projects you're discussing today and hoping these strategies can include new housing opportunities right here in the downtown district. The City of Napa has just gone through a remarkable ten year period of growth: the Oxbow Bypass is complete as are almost all the repairs from the 2014 Earthquake. We have two additional beautiful downtown hotels and the roundabouts into town are excellent. And Napa Pipe is finally underway. All of you have my admiration for the vision and selfless hours you dedicate to our community. And Steve Potter, Vin Smith, Julie Lucido, Erin Morris and dozens of others I encounter every week are all terrific professionals.

I don't have to tell this Council that building new Public Safety buildings is a very expensive commitment and I know there are many amendments in front of you today related to these efforts. And I'm also aware that numerous studies exist related to several City owned properties and their potential to accommodate the Capital Projects you're about to discuss. And if the decision is now down to a few options my request is that you at the very least study other City owned properties for their highest and best use

and incorporate those parcels into this process in order that we can help defray some if not all of the expense of these important new buildings. There is well over \$100m of city-owned assets when you look at all the parking lots, corporation yards, and vacant land in all parts of Napa. There are no easy answers to any of them and regulation is getting more complex. And I'm 100% in favor of a world-class police facility and City Hall which I know must accommodate many competing priorities.

At your Council Retreat last week at the College, you saw the results of the Community Climate Survey. As you know, for several consecutive years, the number one concern - by far! - remains the lack of affordable housing. Not by coincidence, the same percentage of citizens - about half - think the City of Napa is on the wrong track. And I know that hundreds of homes are in the pipeline because some of those are my projects. But in spite of these numbers or perhaps because of them, there is not currently a priority to put beautiful mixed use residential projects downtown and that is a grave error in my opinion. New City Halls and Public Facility buildings full of employees who can't afford to live in this city is not a solution.

The City of Napa is the largest landowner in the downtown core and an updated General Plan about the use of these parcels is not helpful without a realistic strategy about how to develop them. It seems like a new city hall and police station is a wonderful chance to link all these city properties together to provide a sustainable and fiscally responsible solution that works for residents and visitors alike.

Respectfully Submitted,



P. Brendan Kelly III, AIA

cc: Steve Potter  
Nancy Weiss  
Vin Smith