

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

**City Council of the City of Napa**  
**Regular Meeting**  
**April 28, 2020**

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

**EVENING SESSION:**

**4. PUBLIC COMMENT:**

- Email and attachment from Randy Gularte received on April 28, 2020.
- Email from Joe Fischer received on April 28, 2020.

**5. PUBLIC HEARINGS/APPEALS:**

**5.A. Transition to District-Based Elections for Councilmembers.**

- PowerPoint Presentation by City Staff.
- Email from Joan Foresman received on April 25, 2020.
- Email and attachment from Scott Rafferty received on April 26, 2020.

**From:** Randy Gularte <[REDACTED]>  
**Sent:** Tuesday, April 28, 2020 11:08 AM  
**To:** Clerk  
**Cc:** Randy Gularte  
**Subject:** Rental assistance letter to City Council  
**Attachments:** April 28.pdf

[EXTERNAL]

Could you please pass this on to the City Council members?

Thanks

Randy Gularte

April 28, 2020

To Napa City Council

Regarding rental assistance by the City of Napa.

As a property management owner that manages over 2500 doors, I would like to suggest the following use of the \$1.4 Million that you authorized for rental assistance to lower income tenants. The newspaper suggested this would help about 58 tenants – that is \$24,000 per tenant.

We have tenants that are struggling to meet their monthly rent and what we are doing is working with each individual tenant to see what they can partially pay and then take the balance of that monthly rent and spread it over say 6 month equal payments with a signed agreement by the tenant that they still owe the rent. We are not charging late fees, we are not evicting these tenants, they are not being dinged for lack of full rent payment, we want the tenant to work with us. The landlords understand the situation and is cooperating.

Are you planning on paying the rent for 12 months to only these lucky 58 tenants? Or keep the tenant having “skin in the game” based on the 1/3 of what they still have coming in each month (from unemployment, etc....) and then the City pay another, say another \$500 toward their monthly rent.

Thus, you are creating a partnership and taking this money to assist more tenants.

Yes, you may still need a lottery to determine which ones you will be assisting but putting aside \$24,000 for only those 58 lucky tenants and “no skin in the game” by the tenant does not seem proper.

Yes, we are all in the together BUT it should not be a free handout by the City for those lucky 58.

Thanks for listening.

Randy Gularte

## City Council Meeting

4/28/2020

### Supplemental I - 4. Public Comment

From: Joe Fischer

From: Joe Fischer

Sent: Tuesday, April 28, 2020 1:44 PM

To: Steve Potter <[spotter@cityofnapa.org](mailto:spotter@cityofnapa.org)>

Subject: Local Retail Shops Letter for Council 'Open Mic'

[EXTERNAL]

Dear City Council and County Supervisors,

I read this morning's Letter to the Editor by Linda Cordair. I have been thinking quite a bit about a responsible path forward for the City and the County.

I think all are aware of the obscene financial impact our Shelter At Home order has had on laid-off employees, closed businesses with zero income, and horrendous impacts on City and County fiscal budgets.

The County order has declared winery operations and selected retail stores -- mostly big box retailers and corporate operators as 'Essential' (I prefer the term 'Permitted'). This has meant that many of the purchases that our residents would have made from local mom & pop businesses in our community have instead gone to Target, Walmart, and very alarmingly -- Amazon. Our small business owners are a very important part of our 'life blood' in this community. Their kids are in our schools, they donate to our causes, they are active in our community building.

I have to believe that many locally owned retail business can implement the social distancing and sanitization practices that the current 'Essential' retailers have in place. I believe that on a transactional basis, the risk of transmission is even lower with our locally owned retailers than currently owned 'Essential' businesses.

From a policy standpoint, I think that our local store owners stand in line, IN FRONT OF big box retailers and large corporate operators. I believe local businesses should be accorded the right, if they choose, to operate under responsible protocols to transact with our citizenry. One of my pet peeves is the bookstore closure. As a local government, is it responsible to force our local bookstores to shut down and push all the demand for reading material and school supplies to Amazon? The well-intended actions of the COVID response could very well be the death knell for many small businesses. I think community leaders need to be committed to the health of their small businesses. In my mind, our small businesses are 'Essential.'

Finally, I would like to touch on the goal of the Shelter at Home order. The goal of drastic action was to limit possible transmission so that our available hospital ICUs and ventilators were not overwhelmed -- 'Flatten the Curve.' If you understand 'Flatten the Curve,' the underlying assumption is that COVID continues to move through the population and you still have infection, hospitalization, ICU visits, ventilator demand, and deaths, but those events are spread over a longer time frame to -- again -- not overwhelm our number of ICU beds and 39 ventilators. The bottom line is that Napa County did NOT have any real demand on its hospital system based on the Shelter at Home action taken. We paid a very, very heavy price to accomplish that.

I am confident that responsible small business owners, our citizenry now trained in 'social distancing', and City and County leadership can ease restrictions on Napa Valley small businesses without creating a spike in hospital demand that exceeds our ability to deal with the disease.

I understand that figuring this out for dine-in restaurants and in-bound visitation is a bit more involved and requires more thought. However, I see no reason why our basic retail shops cannot open if they follow a protocol.

Best Regards,

Joe Fischer

Joe Fischer  


DRE# 01982853

**STRONG & HAYDEN**

Commercial Real Estate

Office, Hotel, Mixed Use, Multi Family, Retail  

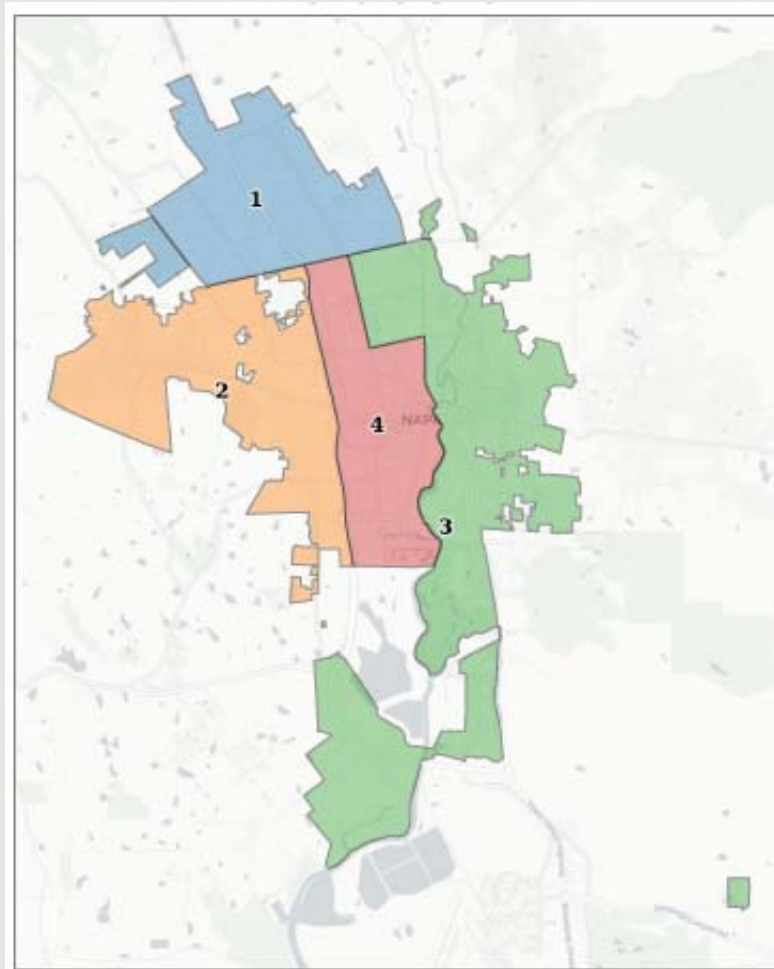

# Transition to District-Based Elections for Councilmembers

- Receive a presentation from City staff and the City's consulting demographer
- Invite public input
- Adopt the District Boundary Map for Plan A1
- Approve the Sequence of Elections for two Councilmembers elected in 2020, and two Councilmembers elected in 2022.
- Introduce the ordinance adding NMC Chapter 1.10 (District-Based Elections)



# Council Action on April 21, 2020

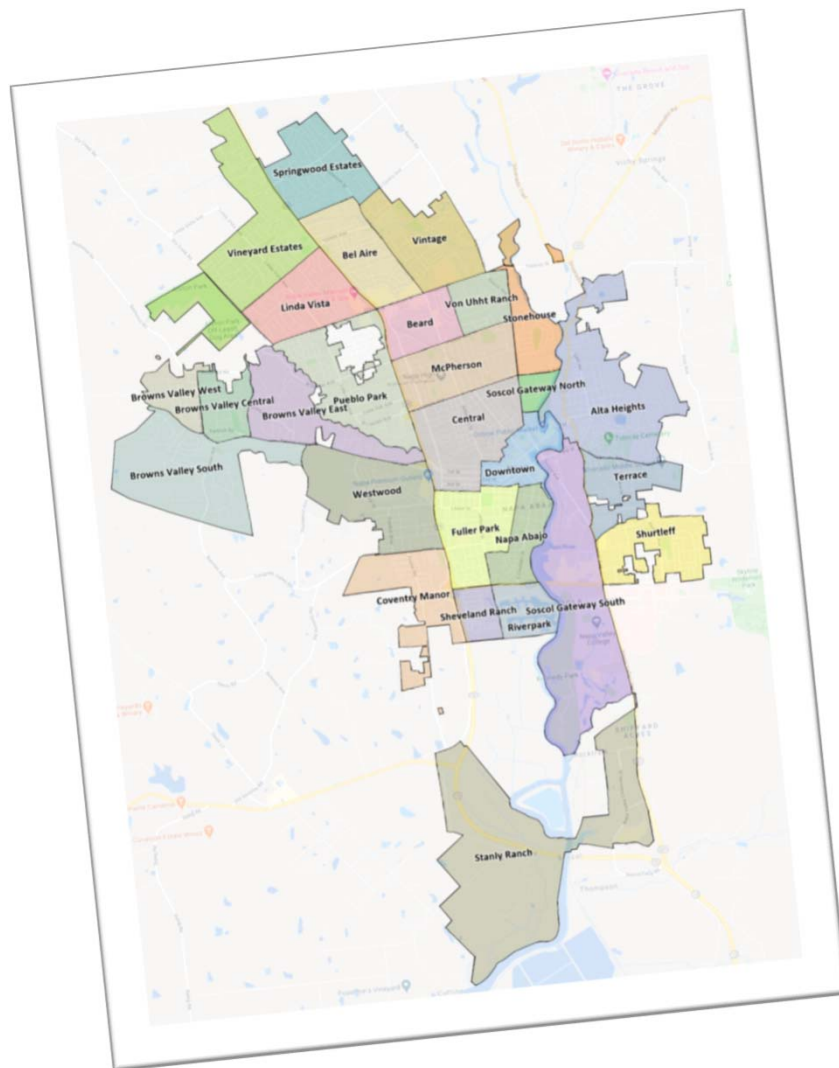
- Directed Staff to Finalize Plan A1
- Directed Staff to Establish Sequence of Elections for:
  - Election in 2020:  
Districts 2 and 4.
  - Election in 2022:  
District 1 (Alessio) and  
District 3 (Luros)





# CVRA and Districting

City of Napa





# Traditional Redistricting Principles

Ensuring a fair and open districting process

There are a number of criteria that have been used nationally and upheld by courts.

- Relatively equal size - people, not citizens
- Contiguous – districts should not hop/jump
- Maintain “*communities of interest*”
- Follow city/county/local government lines
- Keep districts compact – appearance/function

# Traditional Redistricting Principles

Ensuring a fair and open districting process

Population for the purposes of determining district size is drawn from the most recent decennial census.

2010 Census Population: 76,915

Ideal Population: 19,229

Maximum deviation of 10% from largest to smallest

# City of Napa

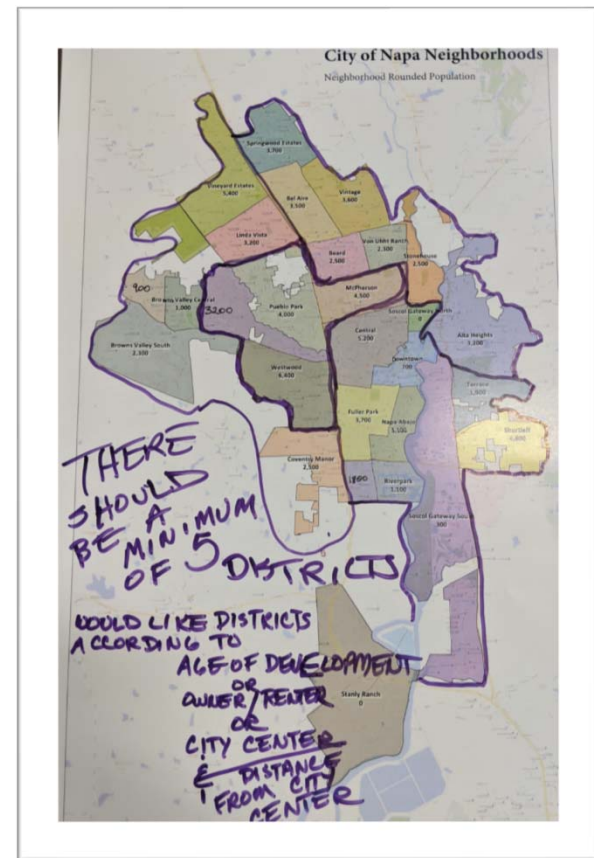
## Workshops Conducted

Two workshops were held for members of the community to participate in a line-drawing exercise.

- Each group received redistricting presentation.
- Some worked individually, some in groups.
- Dozens of draft maps were created.

# City of Napa

## Workshops Conducted

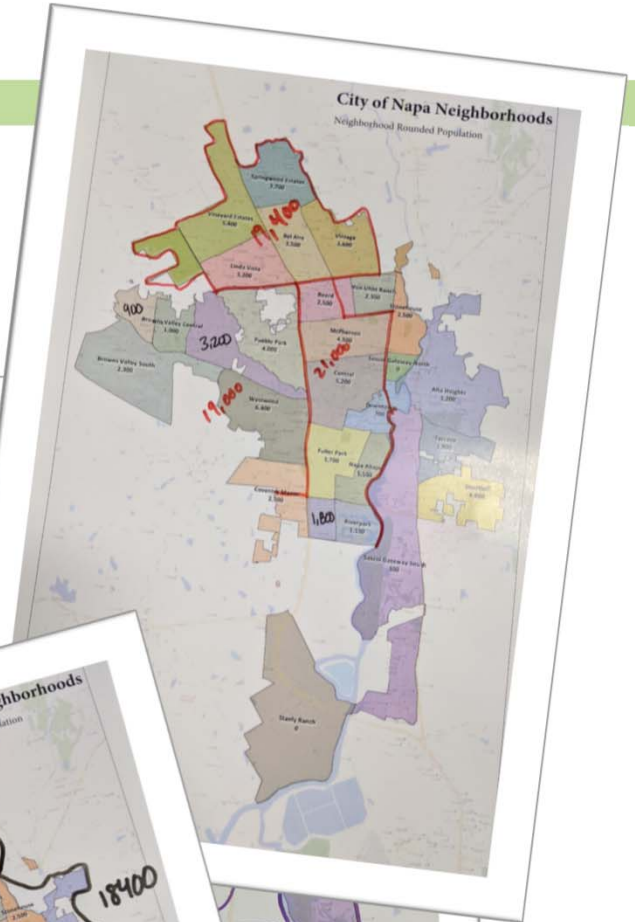
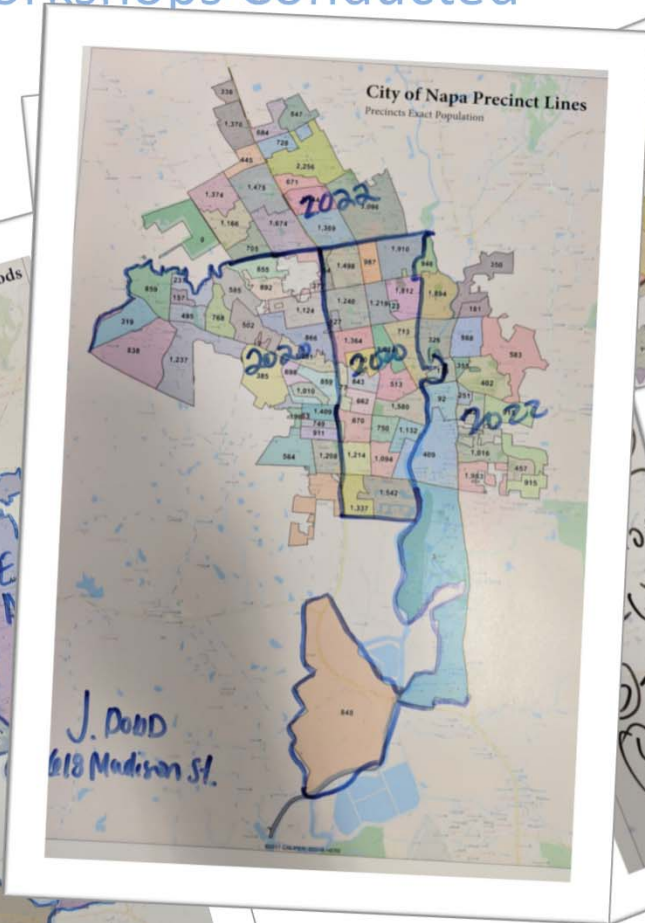






# City of Napa

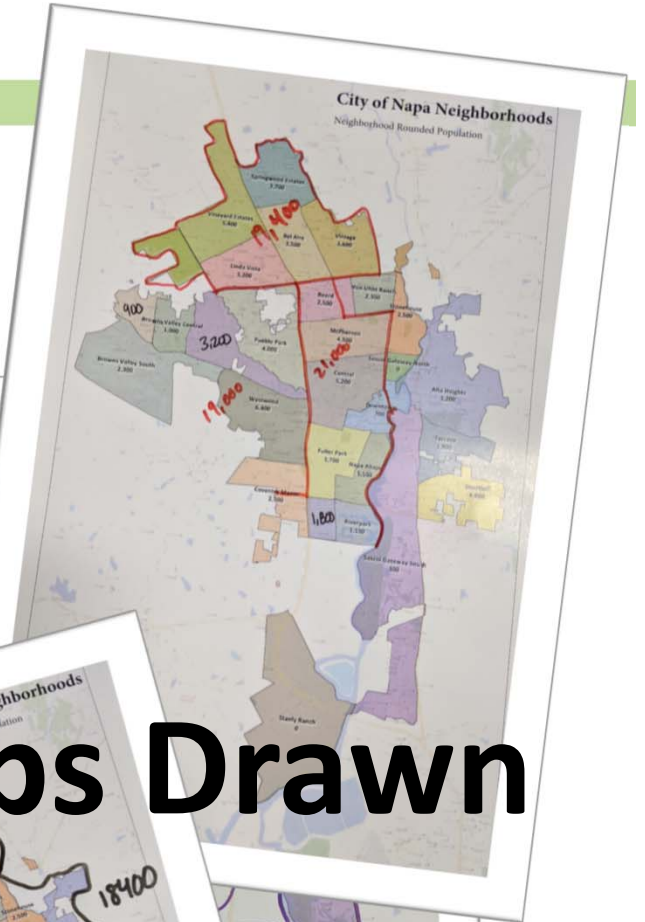
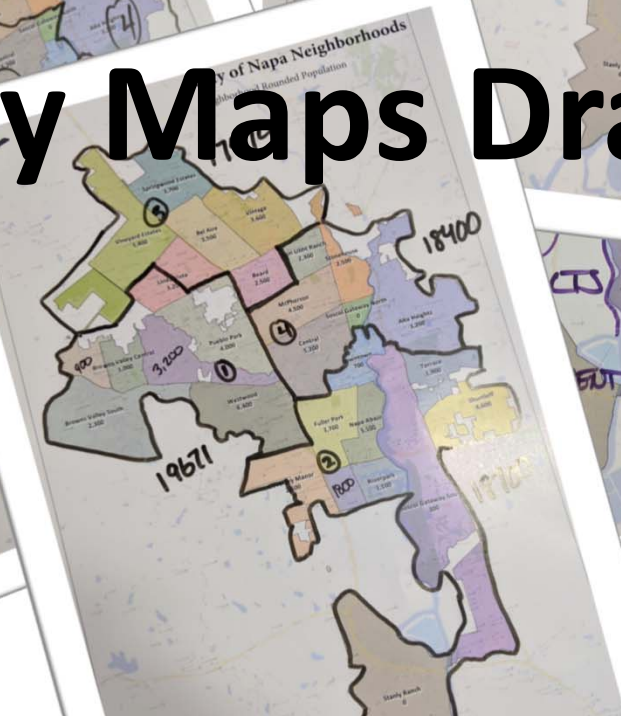
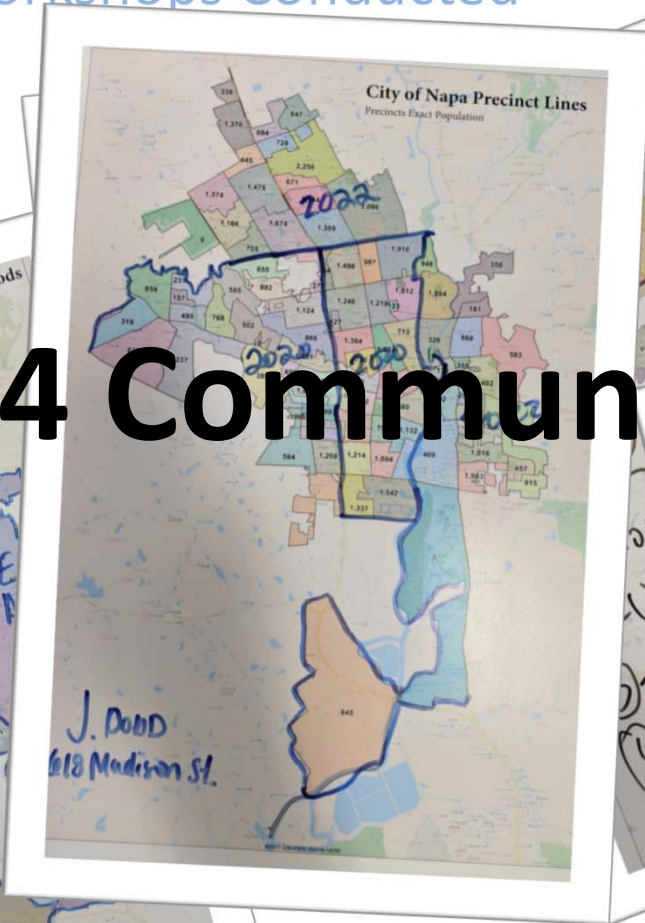
## Workshops Conducted



# City of Napa

Workshops Conducted

**44 Community Maps Drawn**



# City of Napa

## Four Demographer Maps drawn

Redistricting Partners began drawing maps only after the completion of the community workshops.

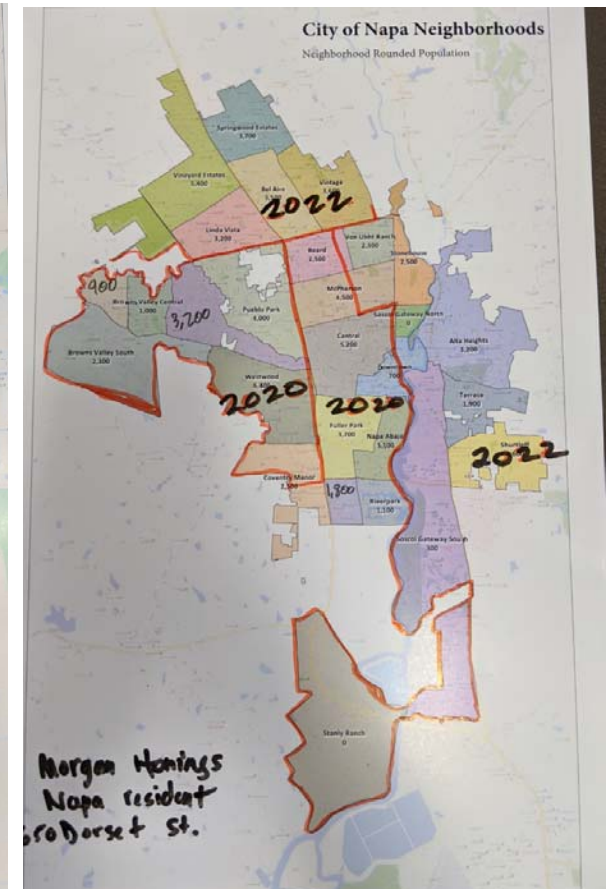
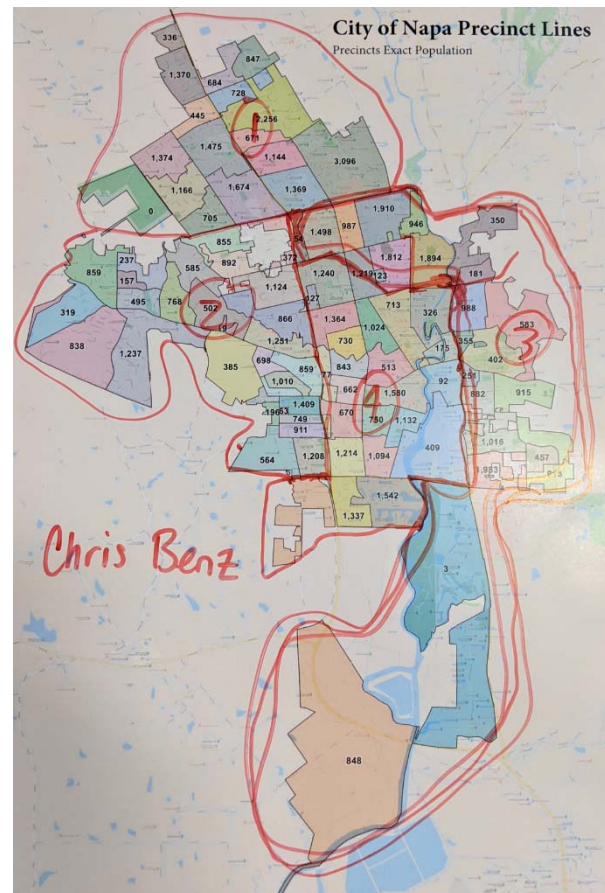
Plans A was Based on multiple similar plans including Teague and Benz Plans. *At the April 21<sup>st</sup> hearing it was slightly adjusted.*

All plans have been posted to the city website.

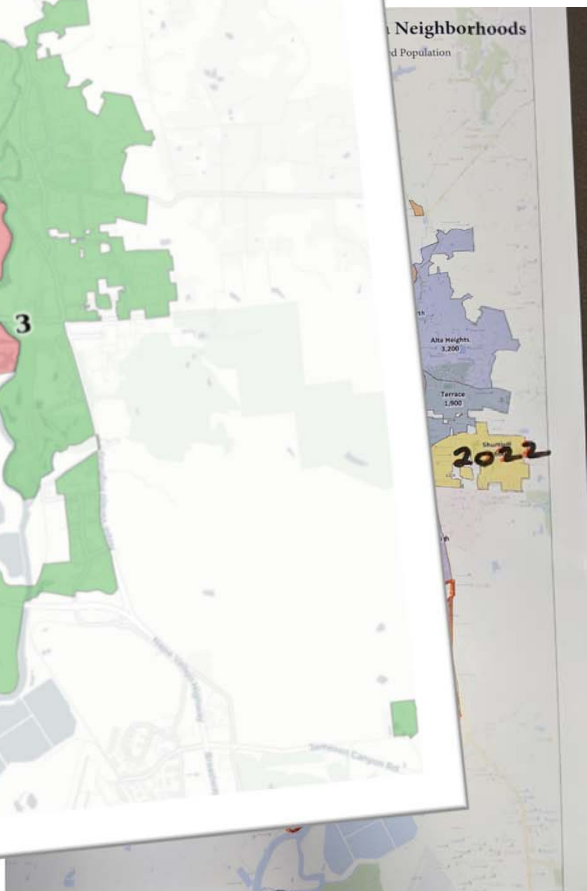


# City of Napa

## Plan A

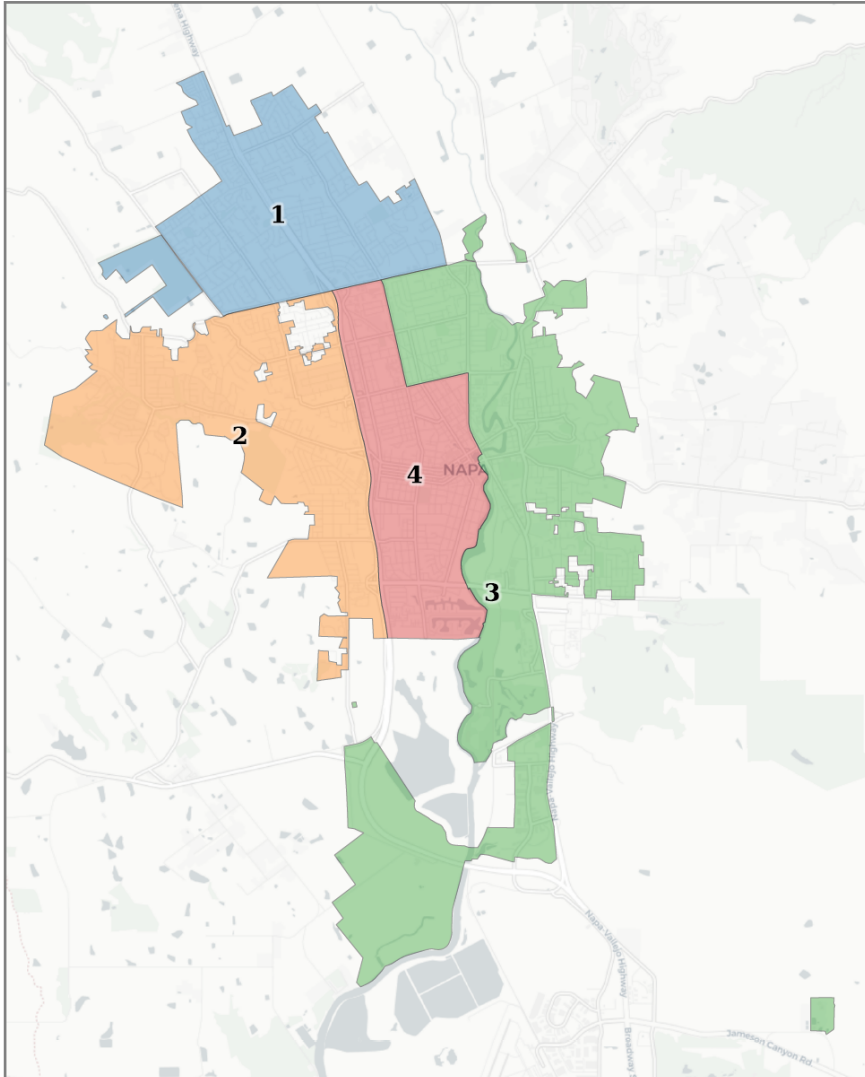


## Plan A1



## Plan A1

### District Overview



### Base 2010 Census

	1	2	3	4
Population	19,340	20,221	18,911	18,437
Deviation	111	992	-318	-792
Deviation %	0.6%	5.2%	-1.7%	-4.1%
No Eth	13,165	12,301	10,526	9,643
No Eth %	68.5%	60.8%	55.9%	52.3%
Latino	5,415	7,456	7,634	8,324
Latino %	28.2%	36.9%	40.5%	45.1%
Asian	524	348	535	344
Asian %	2.7%	1.7%	2.8%	1.9%
Black	107	116	136	126
Black %	0.6%	0.6%	0.7%	0.7%

### Citizen Voting Age Population (CVAP)

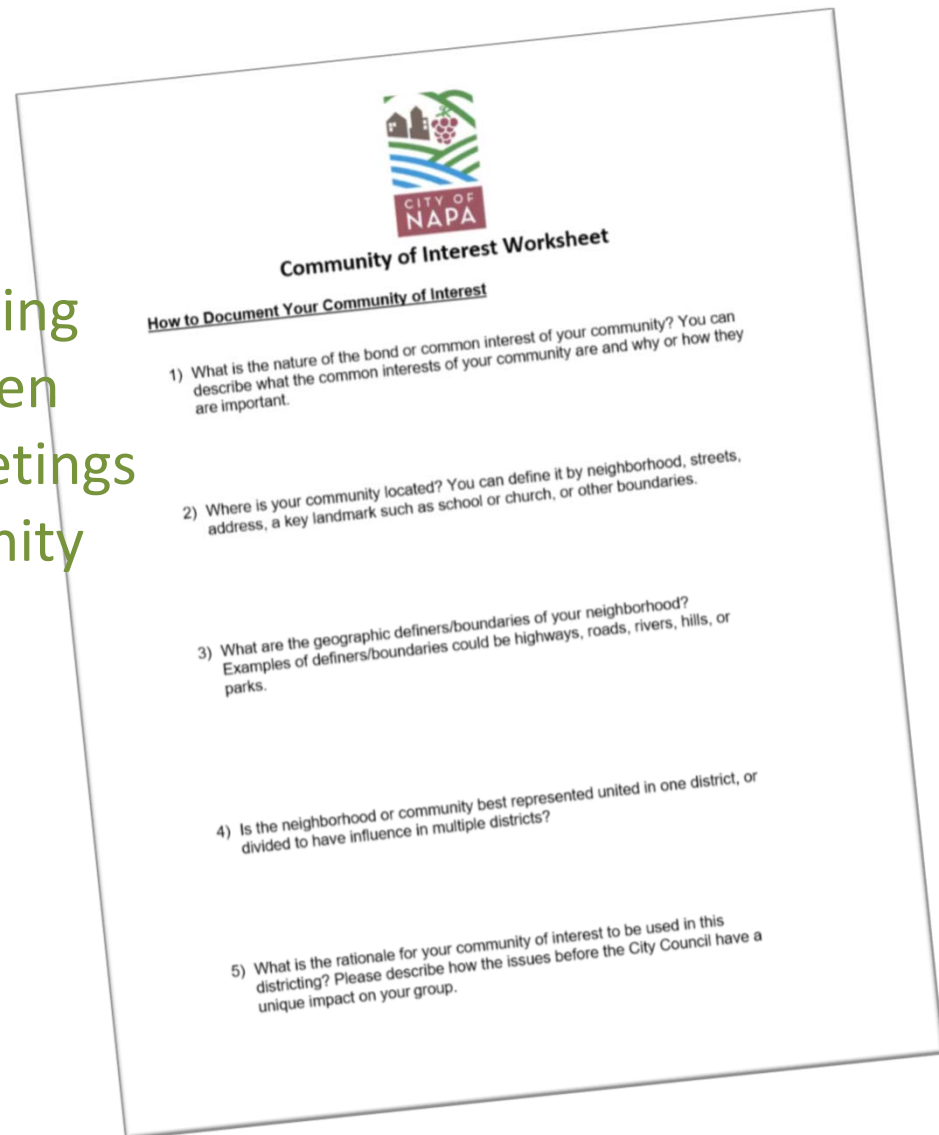
	1	2	3	4
Total US 18+	13,813	12,841	12,904	11,444
No Eth CVAP	9,926	10,111	8,739	7,835
No Eth CVAP %	71.9%	78.7%	67.7%	68.5%
Latino CVAP	3,290	2,408	3,521	3,315
Latino CVAP %	23.8%	18.8%	27.3%	29.0%
Asian CVAP	568	249	485	129
Asian CVAP %	4.1%	1.9%	3.8%	1.1%
Black CVAP	29	73	159	165
Black CVAP %	0.2%	0.6%	1.3%	1.4%



# City of Napa

## Additional Input

In addition to the mapping workshop, input has been provided at council meetings and using our “Community of Interest Worksheet.”



The image shows a tilted worksheet titled "Community of Interest Worksheet" with the City of Napa logo at the top. The logo features a stylized house, a vine, and a sun over wavy lines representing water, with the text "CITY OF NAPA" below it. The worksheet contains a section titled "How to Document Your Community of Interest" followed by five numbered questions.

**Community of Interest Worksheet**

How to Document Your Community of Interest

- 1) What is the nature of the bond or common interest of your community? You can describe what the common interests of your community are and why or how they are important.
- 2) Where is your community located? You can define it by neighborhood, streets, address, a key landmark such as school or church, or other boundaries.
- 3) What are the geographic definers/boundaries of your neighborhood? Examples of definers/boundaries could be highways, roads, rivers, hills, or parks.
- 4) Is the neighborhood or community best represented united in one district, or divided to have influence in multiple districts?
- 5) What is the rationale for your community of interest to be used in this districting? Please describe how the issues before the City Council have a unique impact on your group.



**REDISTRICTING  
PARTNERS**

# Questions from Council to Staff or Consultants?

## Invite Public Input Regarding:

- \* Draft district boundary map
- \* Proposed sequence of elections of Councilmembers
- \* An ordinance to establish district-based elections for Councilmembers



# Recommended Actions

- Adopt the District Boundary Map for Plan A1
- Approve the Sequence of Elections for Councilmembers for:
  - Election in 2020: Districts 2 and 4
  - Election in 2022: Districts 1 (Alessio) and 3 (Luros)
- Introduce an ordinance establishing district-based elections for Councilmembers by amending Napa Municipal Code Title 1 to add a new Chapter 1.10 (“District-Based Elections”), and approving the District Boundary Map and Sequence of Elections for Councilmembers.



**From:** [Joan Foresman](#)  
**To:** [Clerk](#)  
**Subject:** New Districting  
**Date:** Saturday, April 25, 2020 12:14:20 PM

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[EXTERNAL]

After much studying, I support Plan A. Because it's easy to understand and not a political plot.



**City Council Meeting  
4/28/2020  
Supplemental I - 5.A.  
From: Scott Rafferty**

**From:** Scott Rafferty [REDACTED]

**Sent:** Sunday, April 26, 2020 4:41 PM

**To:** Tiffany Carranza <[tcarranza@cityofnapa.org](mailto:tcarranza@cityofnapa.org)>; Michael Barrett <[mbarrett@cityofnapa.org](mailto:mbarrett@cityofnapa.org)>; Steve Potter <[spotter@cityofnapa.org](mailto:spotter@cityofnapa.org)>

**Subject:** Refinement of Map A

[EXTERNAL]

I hope that this is helpful.

Scott Rafferty  
[REDACTED]  
[REDACTED]  
[REDACTED]

# SCOTT J. RAFFERTY

## ATTORNEY AT LAW

1913 WHITECLIFF COURT  
WALNUT CREEK CA 94596

(202)-380-5525  
RAFFERTY@GMAIL.COM

April 26, 2020

Ms. Tiffany Carranza

Clerk

City of Napa

via electronic mail

Dear Ms. Carranza:

My client and I hope to write separately, before or after tomorrow's meeting, to reflect on the successes and accomplishments of this proceeding, the first to comply with the FAIR MAPS Act. You, the council, and the staff have set a model that every city in the state is well-advised to consider when they redistrict next year. I know that, in your case, it was a lot of hard work.

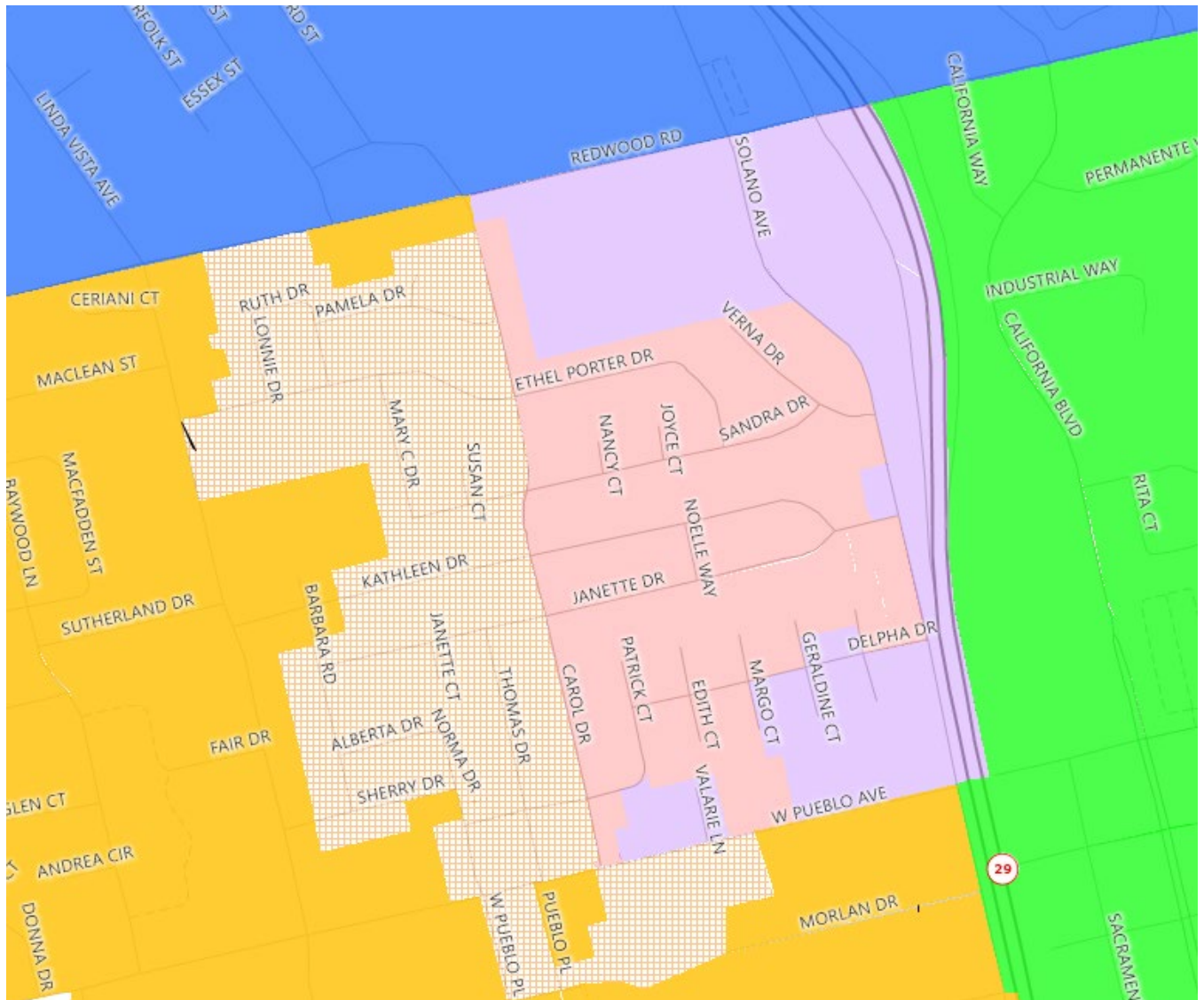
We have a continuing concern for the integration of the islands, especially West Pueblo/Linda Vista, into the city upon their annexation. As added effective January 1, 2020, Section 21623(a) requires a city to add new territory "to the nearest existing council district without changing the boundaries of the other council district boundaries [sic]." Map A places the entire West Pueblo Island inside District B (Brown's Valley). We question whether this is appropriate, especially since it will cause a population variance of more than 13.3%. Our view is less important than the desires of the residents at the time they join the city. Therefore, we propose two alternative interim approaches for the Council and its demographer to consider.

- (1) Move these eight census blocks southwest of the intersection of Redwood Road and St. Helena Highway from District B to District C (purple).

This involves the motels and retail along Solano Avenue and a population of 253 (only 132 of whom are adult citizens). With this small change, the West Pueblo Island adjoins both B and C, and can therefore be attached to either. Any movement of population out of B mitigates the excess variance. After annexation, one possibility would be to attach the twelve blocks east of Carol Drive to district C. The blocks have an additional population of 1,065 (pink). This would reduce the population variance to 8.4%.

The combined pink and purple areas correspond to a block group that will (after annexation) have the lowest per capita income in the City of Napa (\$20,467). Sixteen percent of the population over 5 speaks Spanish, but does not speak English well.

Twelve percent lives in poverty. Eight percent are not citizens. Forty-five percent of eligible voters are Latino. We believe that the Island, or at least its eastern half, has more in common with district C than district B, but the Council should give the opinions of the City's new residents greater weight.



Blue – District A

Orange – District B

Green – District C

Purple, Pink and Crosshatch Orange – Island

- (2) Amend the ordinance to govern how annexations are added to existing districts.

New Section 21623(c) allow charter cities to adopt by ordinance “a different standard for adding new territory to existing council districts.” Conceivably, this could provide additional flexibility in the case of West Pueblo and other future annexations. I defer to Mr. Barrett on whether such an ordinance is appropriate, and what standard it might establish.

Sincerely,

A handwritten signature in black ink that reads "Scott Rafferty". The signature is written in a cursive, slightly slanted style.

Scott J. Rafferty