

SUPPLEMENTAL REPORTS & COMMUNICATIONS I
Office of the City Clerk

City Council of the City of Napa
Regular Meeting

February 16, 2021

FOR THE CITY COUNCIL OF THE CITY OF NAPA:

AFTERNOON SESSION:

4. ADMINISTRATIVE REPORTS:

4.A. COVID-19 Financial Update, February 2021.

- PowerPoint Presentation from Dr. Robert Eyler.

5. PUBLIC COMMENT:

- 1) Email from Anonymous received on February 14, 2021. *
- 2) Email from Robert Devlin received on February 15, 2021. *
- 3) Email from Maureen Trippe, Slow Down Napa, received on February 15, 2021.
- 4) Email from Joanelle Cook received on February 15, 2021. *
- 5) Email from Dejan Kovacevic received on February 15, 2021. *
- 6) Email from Interested Neighbors received on February 15, 2021. *
- 7) Email from Thomas Darling received on February 15, 2021. *
- 8) Email from Richard and Julie Kirk received on February 16, 2021. *
- 9) Email from Jenny Smith received on February 16, 2021. *
- 10) Email from Marc & Kristi Tatarian received on February 16, 2021. *
- 11) Email from Linda Ghiringhelli received on February 16, 2021. *
- 12) Email from Kevin Alfaro received on February 16, 2021. *
- 13) Email from Victoria Revheim received on February 16, 2021. *

6. CONSENT CALENDAR:

6.C. Appointment of Retired Annuitant as Interim Police Chief.

- 1) Email from Rose Anne Meyer received on February 15, 2021.
- 2) Email from Anne Sutkowi-Hemstreet received on February 16, 2021. *
- 3) Email from Gabriela Fernandez received on February 16, 2021.
- 4) Email from Abe Gardner on received on February 16, 2021. *

7. ADMINISTRATIVE REPORTS:

7.B. Fiscal Year 2020/21 Mid-Year Report.

- PowerPoint Presentation from City Staff.

****EMAIL OR HANDWRITTEN COMMENTS WILL BE READ INTO THE RECORD BY CITY STAFF
DURING THE MEETING.***

CITY OF NAPA: INDICATORS

NAPA, CA

JANUARY 2021

Robert Eyler, PhD

President, Economic Forensics and Analytics Inc.

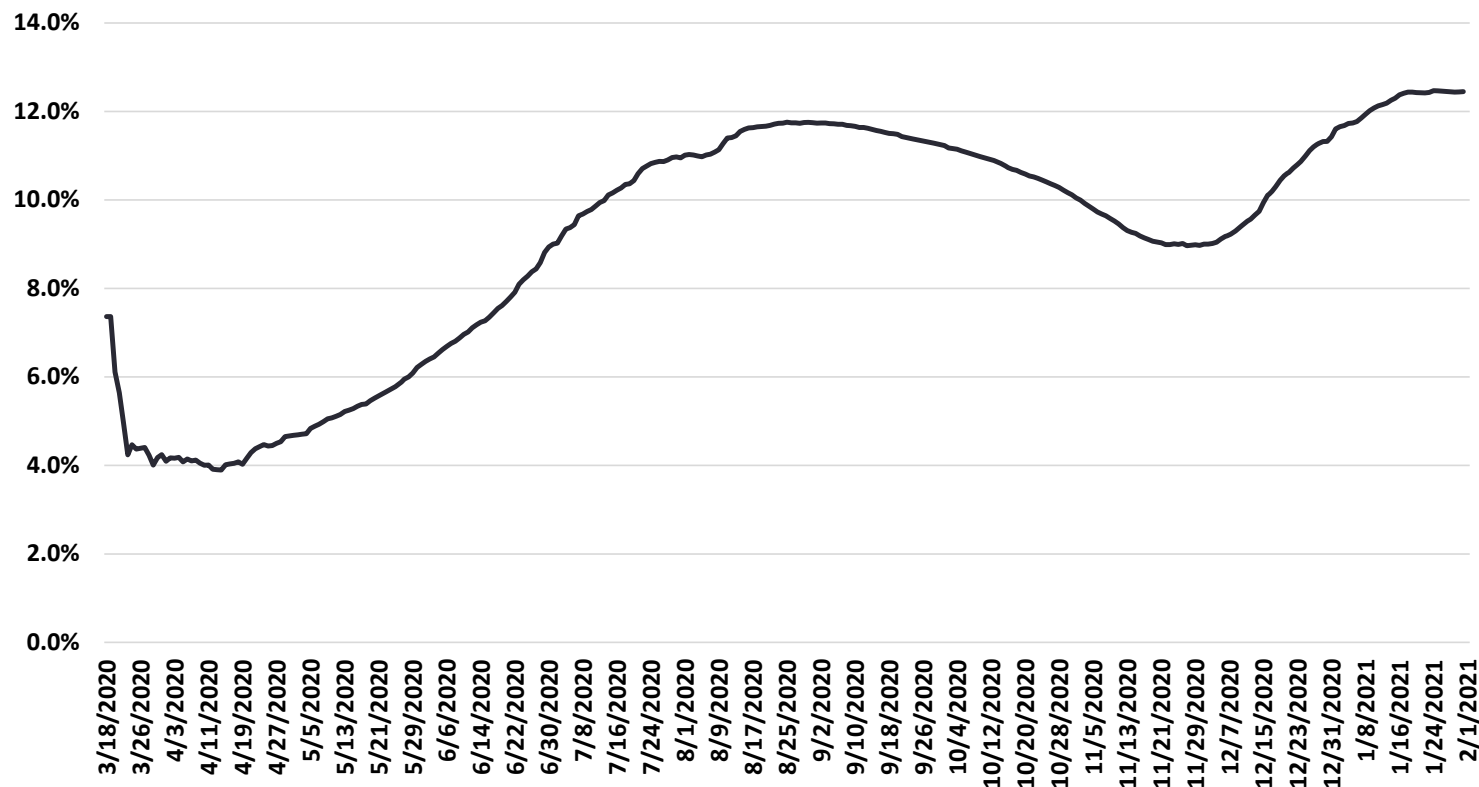
Professor, Economics, Sonoma State University

eyler@econforensics.com

Quick Overview of Indicators

- COVID Cases CA to US: 12.44% of national total
 - US unemployment rate through Jan 2021 = 6.3%
- City of Napa, December 2020 Data
 - 8.0% unemployment; 7.6% Napa County
 - 5.3% **reduction** in labor force vs. December 2019
 - 4,600 city residents not working that had a job in December 2019, -10.9% change
 - Some of this is seasonal: visitor season slowdown also by social policy
- Countywide Residents jobs slowdown again
 - Initial Claims for unemployment insurance (UI) in Napa County up slightly in December 2020
 - Continuing Claims in Napa County down slightly (suggests net new payments smaller than previous month)
- Housing
 - Forecasts remain positive to December 2021 for City of Napa, Napa County and state overall (actually rising a bit)
 - Listing and sales prices still rising in trend for Napa County
- County employers December 2020: jobs slowdown with some bright spots
 - Napa retail resilience continues: when visitors come to Napa, they come for the day and spend
 - Rising incomes in Napa County overall likely helping
 - Travelers not expected to come back to 2019 levels until 2022 or 2023 (airport passengers still down 70% in SFO from Dec 2019)
- Macro indicators Dec 2020: generally good
 - GDP Q4 2020 +4.0 percent
 - Forecasts for 2021 range from +4% to +6% for US economy
 - Forecasts for California slightly better
 - Consumer Confidence up slightly in December 2020
 - Business Confidence (ISM) up in Dec 2020 from November 2020, forcing trend to continue to rise
 - Equity markets continues growth: good for Napa travel and housing stability

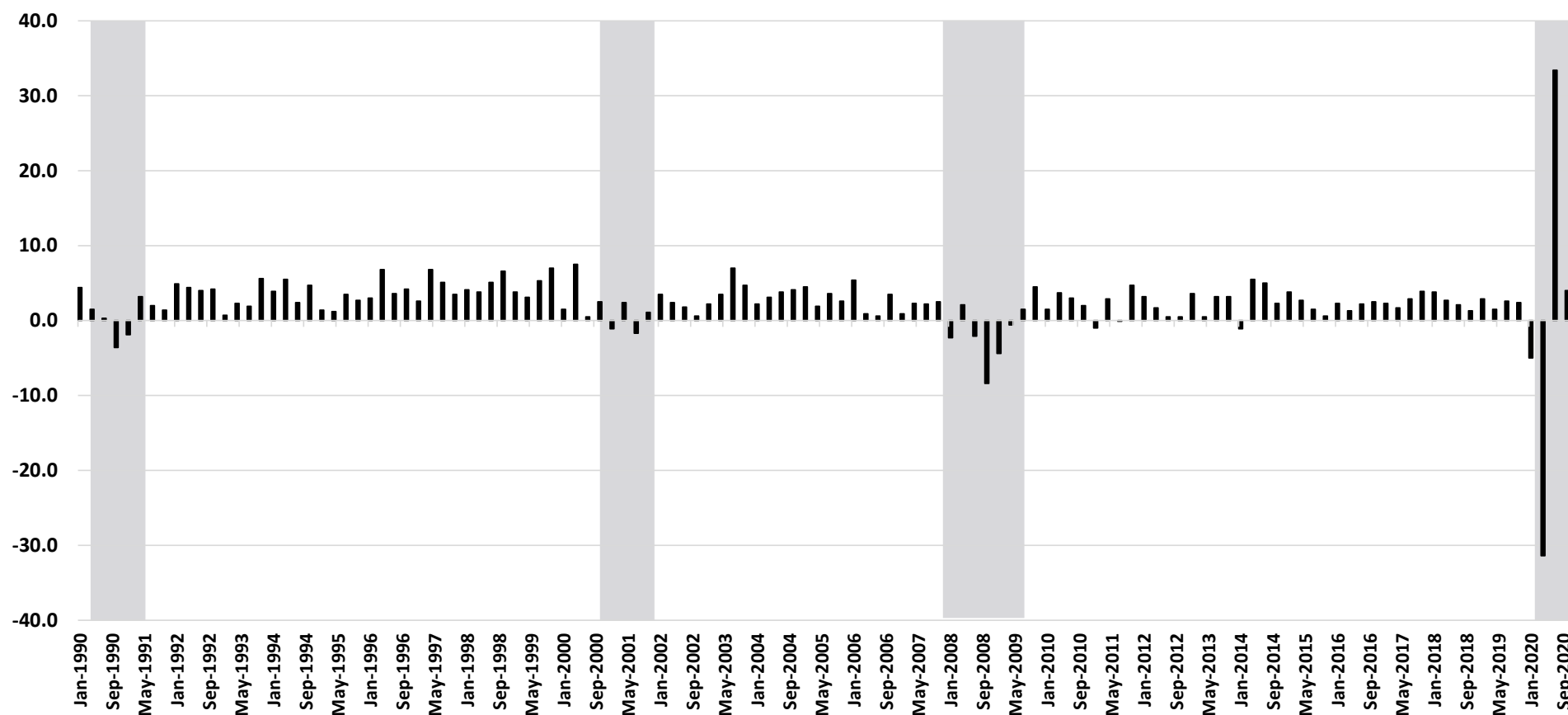
COVID Cases in CA and US: Daily Ratio (%), February 1, 2021, 12.44%



These data show how California has seen some flattening of the curve in October, and continued decline proportional to national COVID-19 cases as of Feb 1, 2021. The decline comes with rising cases in California overall, suggesting how the other 49 states have seen cases rising more quickly.

Source: <https://ourworldindata.org/coronavirus-source-data>; <https://data.ca.gov/dataset/covid-19-cases>; and EFA

GDP Growth, 1990 – Q4 2020, SAAR, % Change (Shaded Areas = Recession), +4.0% in Q4 2020



Source: Bureau of Economic Analysis (www.bea.gov) and EFA

Major LF Data Comparisons, Dec 2020 Compared to Dec 2019, City of Napa, Napa County Residents

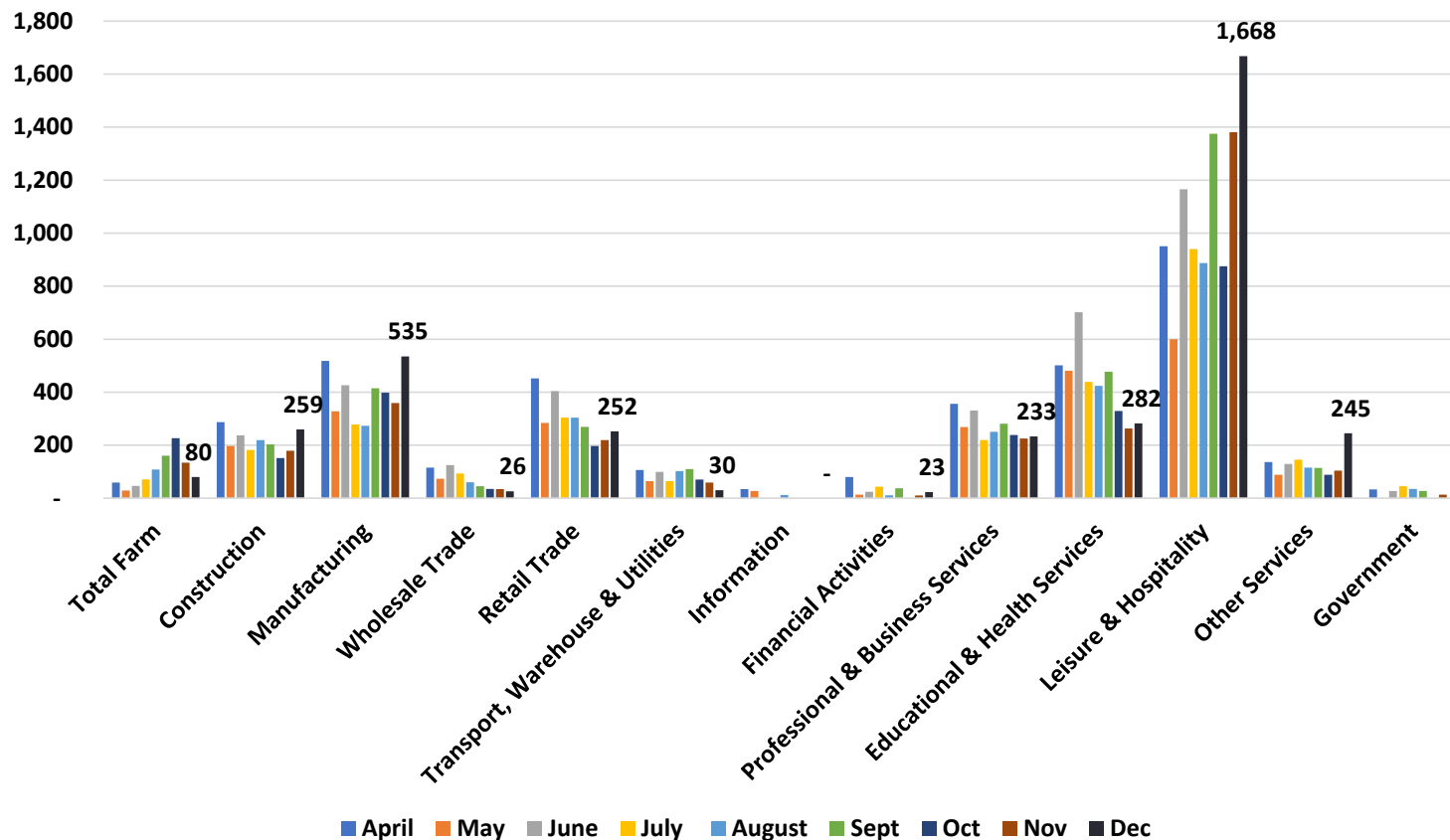
Category	Change City of Napa	% Change	Change Napa County	% Change	Change California	% Change
Civilian Labor Force	-2,300	-5.3%	-4,400	-5.8%	-553,700	-2.8%
Civilian Employment	-4,600	-10.9%	-8,200	-11.1%	-1,512,100	-8.1%
Unemployment Rate		8.0%		7.6%		8.8%

The City of Napa's labor market stopped improving in Dec 2020, but the momentum is still net positive (including Napa County).

The City of Napa should expect more jobs growth in the first half of 2021 based on rising expectations and less-restrictive rules on operating businesses such as restaurants and event centers.

Across most of California, Dec 2020 is estimated to have slowed employment due to stay at home orders and general concern over rising COVID-19 cases.

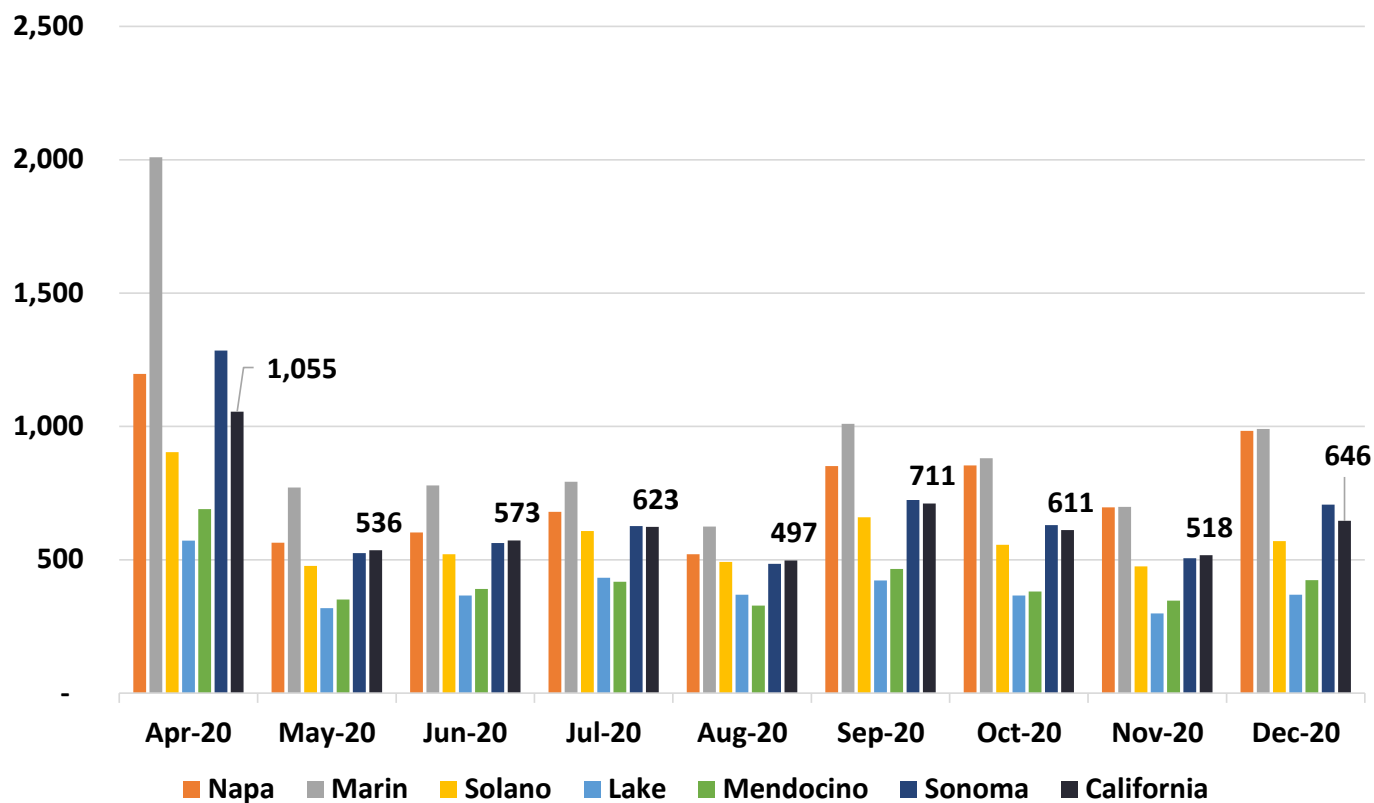
New Initial Claims for Unemployment Insurance (UI) by Industry, Napa County, April 2020 to December 2020, Number of New Claims



These data compare those that have claimed unemployment insurance (UI) in Napa County by specific industry groups. We want these numbers to continue to fall.

Notice that leisure and hospitality workers lost jobs initially, and then job losses (and the use of UI) generalized across all industries, but the rebound seen in other industries has been slow for leisure and hospitality. December 2020 increase may be more seasonal than structural, but the City of Napa should expect fewer claims as 2021 continues.

Initial Claims for UI, Napa, CA and Bay Area Counties, March 2020 to December 2020, Index Jan 2020 = 100

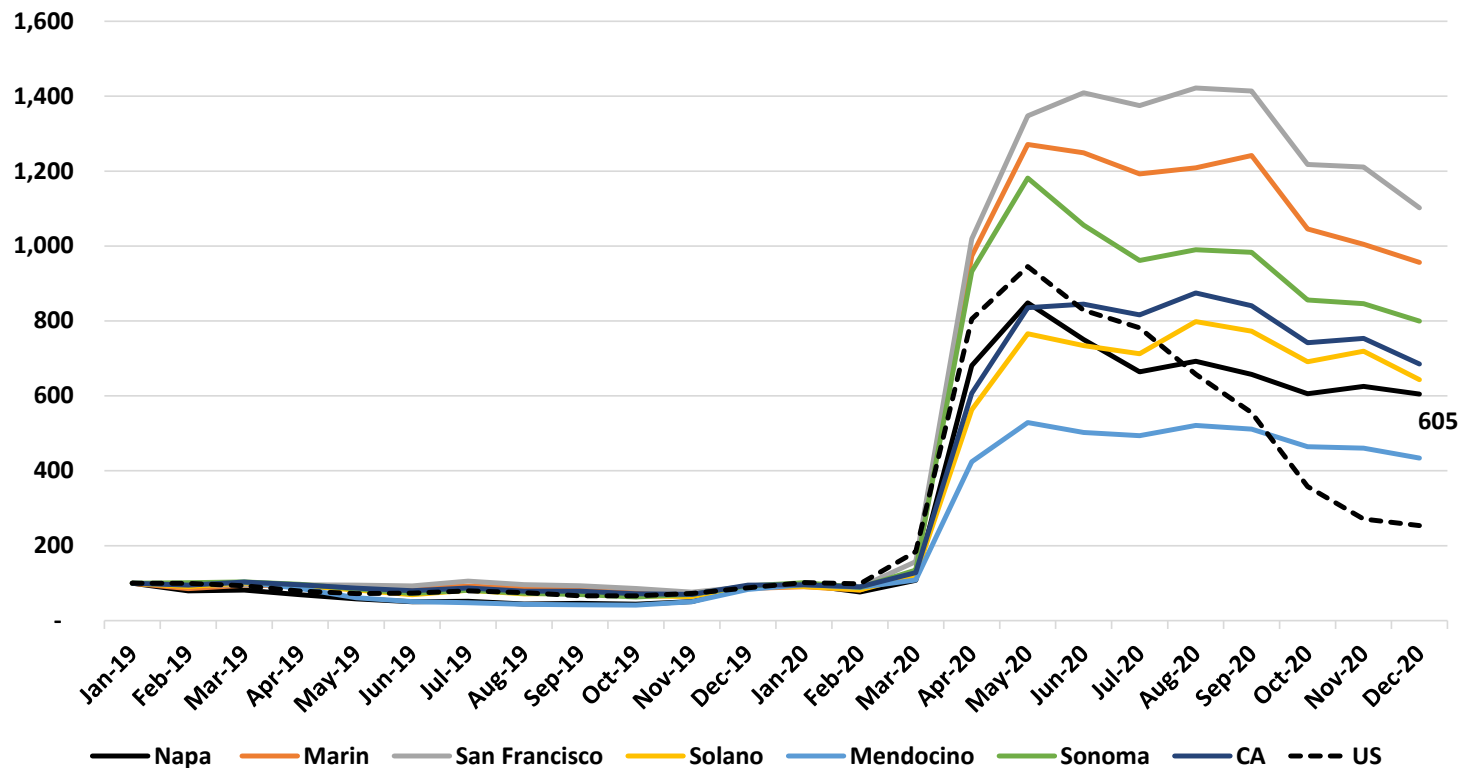


These data provide a geographic comparison concerning the monthly changes in new unemployment insurance (UI) claims.

These data are set as an index to Jan 2020 as a benchmark; Napa County, in December 2020, was 6.46x the number of new claims as in Jan 2020. Of these places, only Marin County was higher.

These are the month-by-month new entrants into receiving unemployment insurance, not the cumulative or continued claimants.

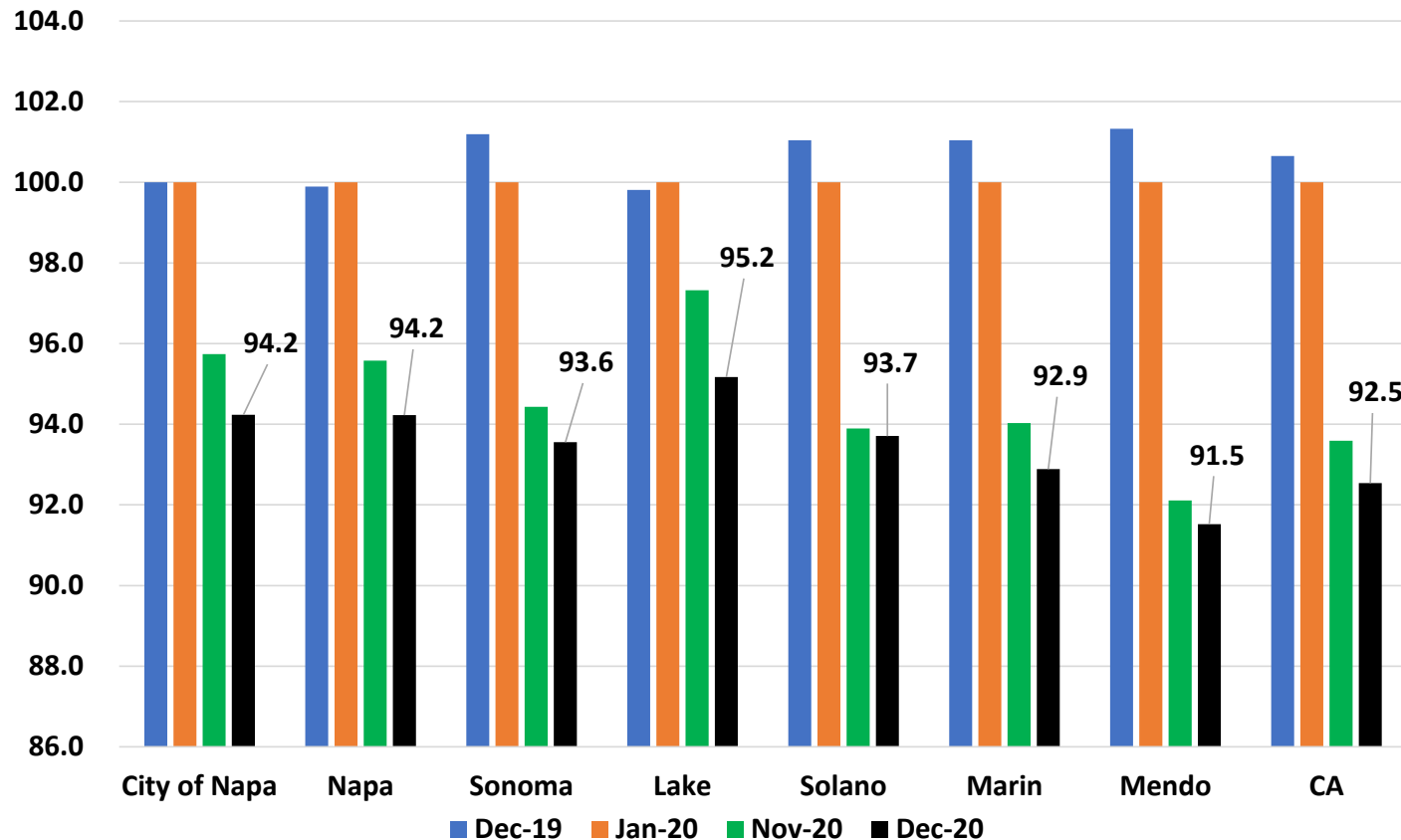
Continued Claims for Unemployment Insurance (UI), Napa County and Selected Areas, Number of Weeks Claimed by Month, Jan 2019 to December 2020, Index Jan 2019 = 100



These data show the duration of UI payouts by selected place. The spike in April to June 2020 came from so many claimants for UI at one time. In December 2020, total claims moved up again to 6.05 times the level in January 2019.

The downward trend since the May 2020 peak continued in November 2020.

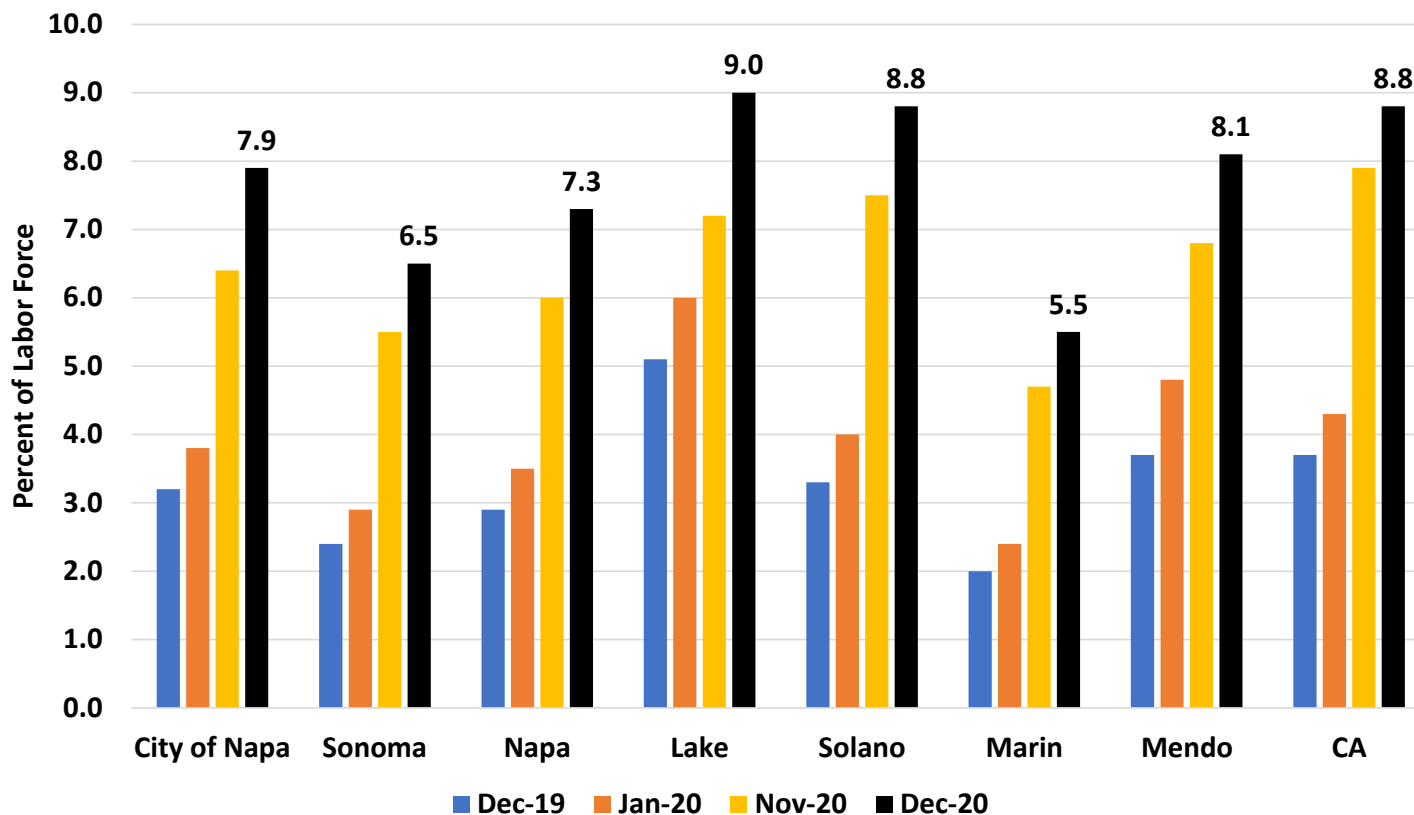
Employment Level Comparisons, Number of Employees, Index Jan 2020 = 100, City of Napa, Napa County and Selected Areas, to December 2020



December 2020 showed a recovery slowdown for the City of Napa's residents and their jobs. The City of Napa residents lost jobs in December 2020, but that was true across California.

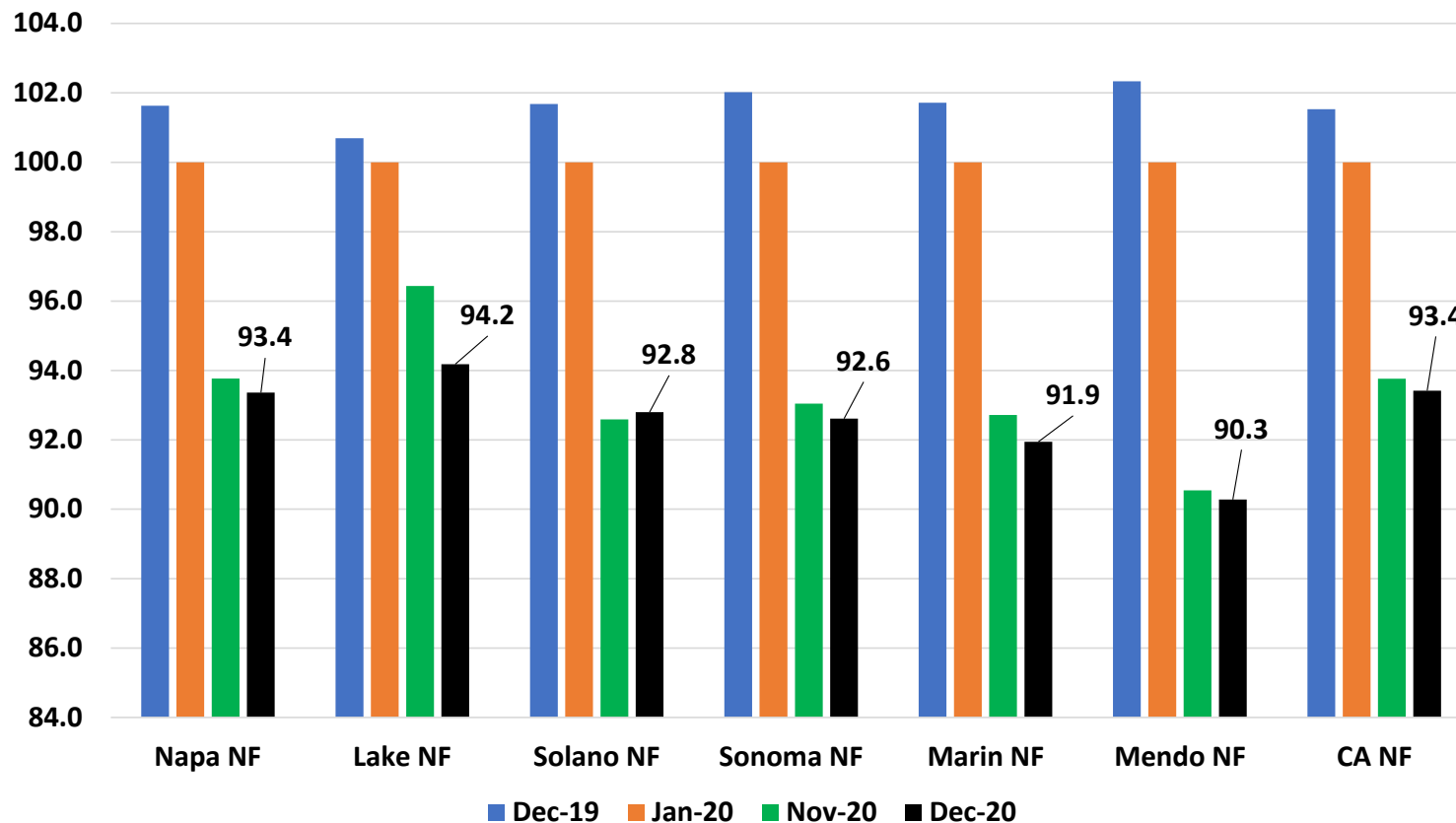
January 2020 acts as the baseline (equal to 100); we want these numbers to rise. Notice Solano County lost the least momentum in December 2020. Some of those losses may be seasonal; forecasts suggest gains are coming for City of Napa residents to get back to work.

Unemployment Rate Comparisons, % of Labor Force, December 2019 – December 2020



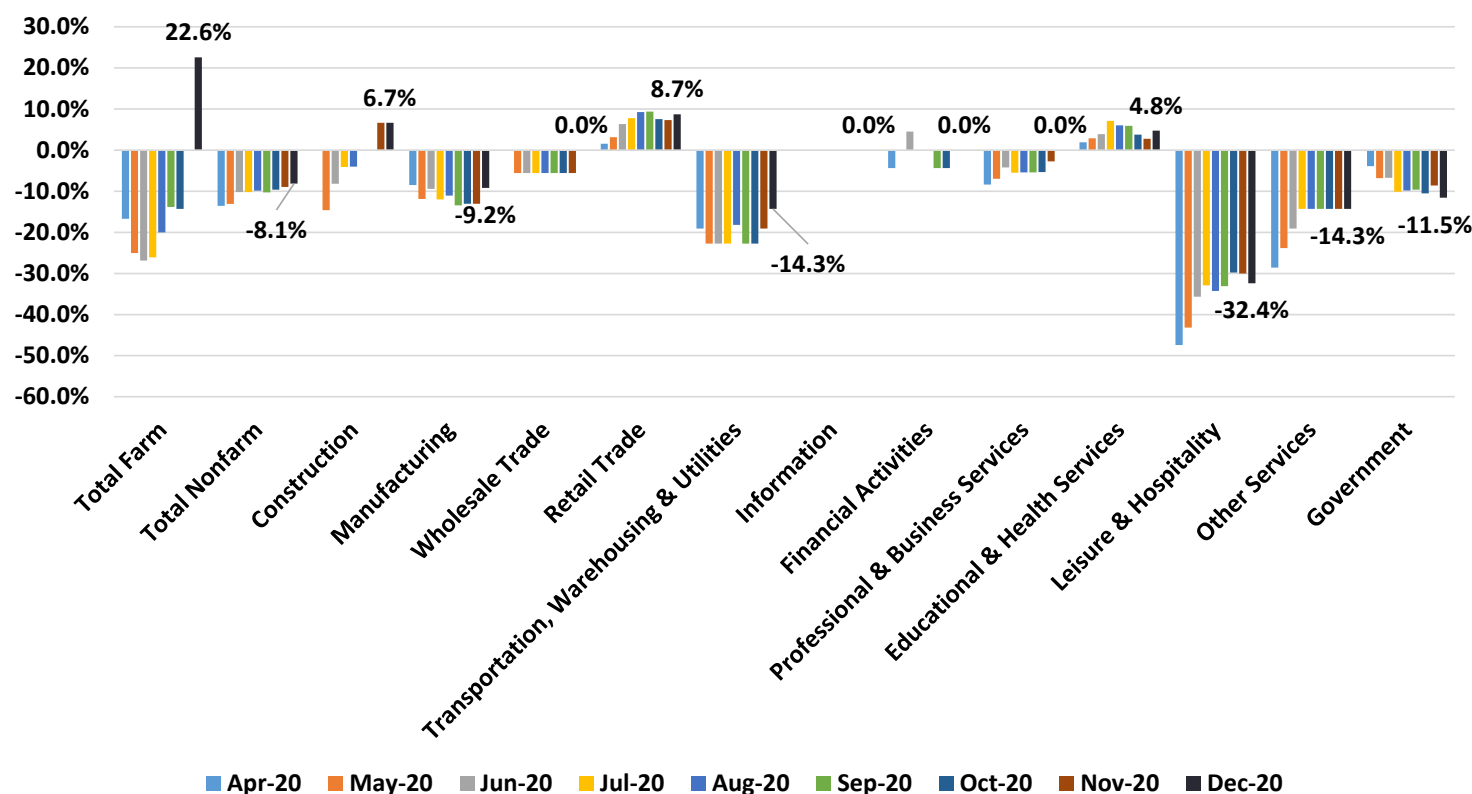
These data compare residential unemployment rates (those who live in the City of Napa) to other places in terms of the number of residents that do not have a job, but remain in the labor force (actively seeking work). We want these numbers to fall, and December 2020 shows increased unemployment for the City of Napa and Napa County overall. These increases were general across the region and state.

Non-Farm (NF) Employment, as of December 2020, Napa County and California, and Selected Areas, Index Jan 2020 = 100



These data compare the number of employees that work in Napa County, regardless of where they live, compared to the level of workers in Jan 2020 (Jan 2020 = 100 here); we want these data to rise. For December 2020, jobs at Napa County employers decreased slightly from November 2020, but is now just 6.6 percent less than Jan 2020.

Labor Market Recovery: Napa County, % Change in Jobs, Looking Back One Year, Same Month in 2019



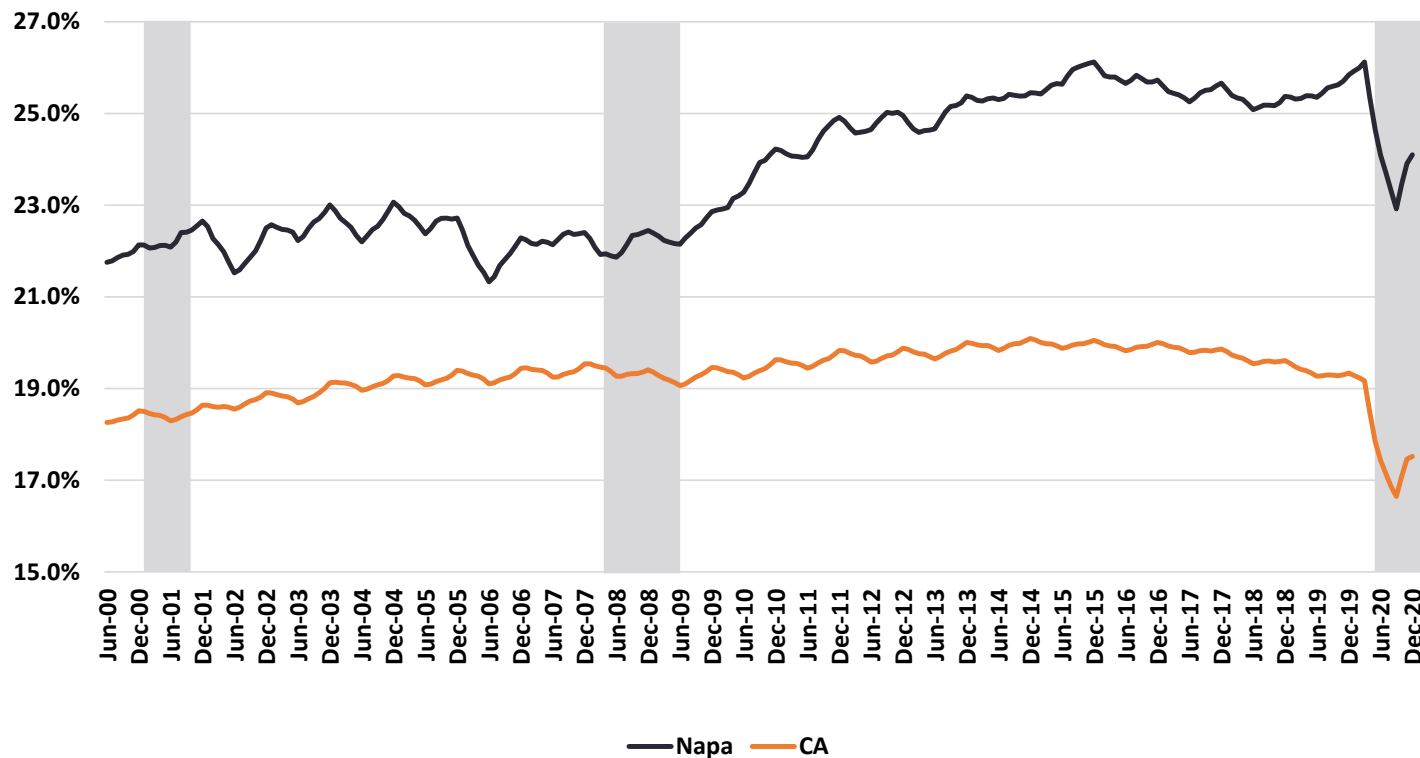
What these data say:

Each of the numbers is the percentage change in jobs for that industry in Napa County versus the same month in 2019. For example, -32.4 for leisure and hospitality means that 32 out of 100 workers that had a job in bars, restaurants, hotels, theaters, etc., in Dec 2019 are out of work as of Dec 2020.

Notice where most of the damage remains: tourism support (leisure and hospitality), other services (hair and nail salons, e.g.), and warehousing (wine sales down overall). Napa County continues to buck retail trends and has seen jobs growth since 2019.

These are countywide data: about 45% of county jobs are in the City of Napa **and** also 45% are leisure and hospitality jobs.

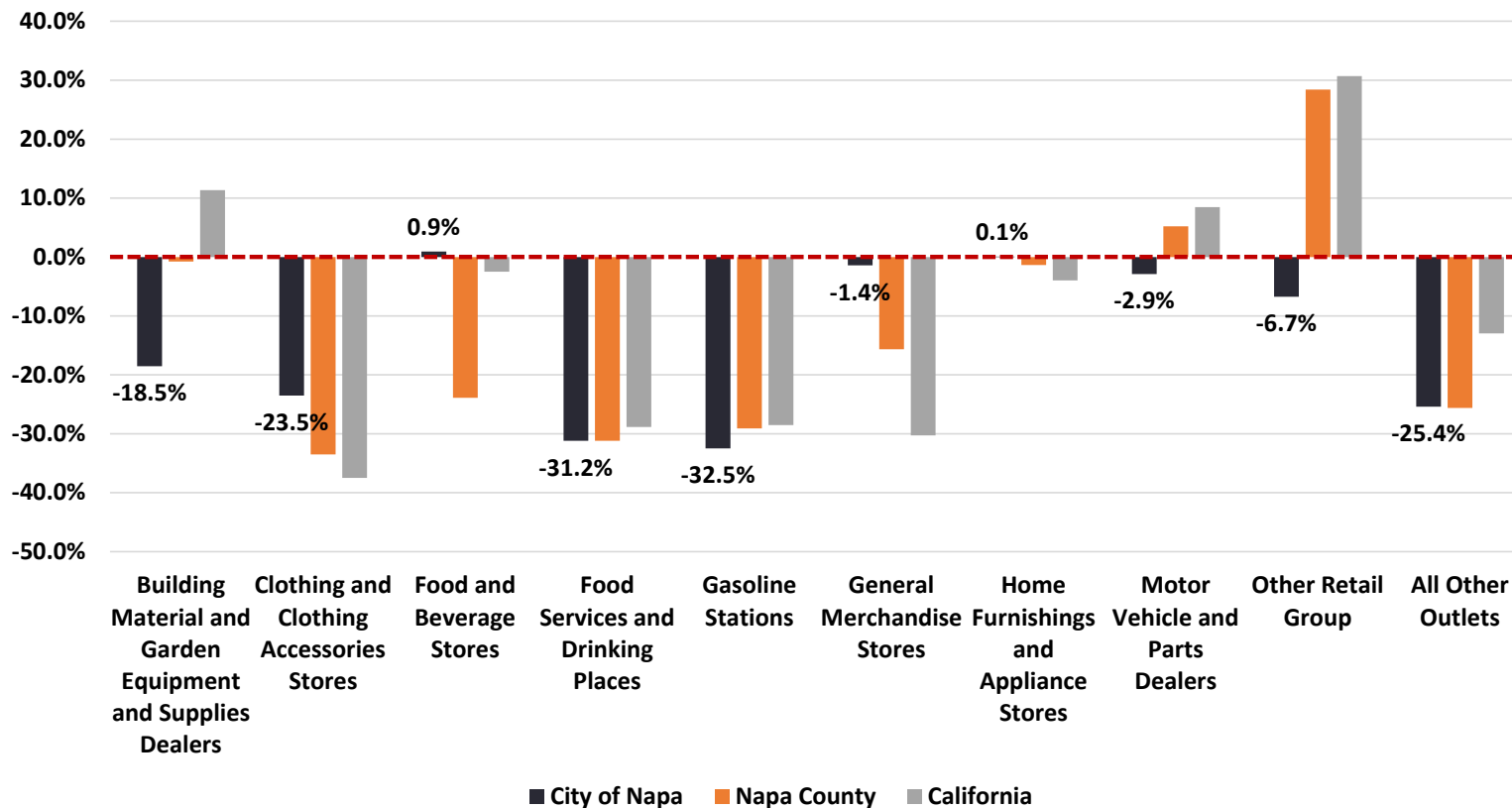
Restaurant-Hotel-Retail as % of Non-Farm Employment, Napa County and California, Jan 2000 - December 2020, 6-month MA



These data are at the county level, but the bulk of these jobs are in the City of Napa and in American Canyon. We want these data to rise, but notice that in Napa County and the state on average is moving the same way as Napa County. In December 2020, retail jobs grew again to help increase this ratio for Napa County; California saw a slight increase also.

These data suggest how core visitor services are bringing jobs back in anticipation (or not) of more visitors as each month evolves and also changing expectations by local employers that may hire in advance of coming visitors or demand.

Taxable Sales Comparisons, 2019 Q3 to 2020 Q3, Major Categories, City of Napa, Napa County and California, % Change



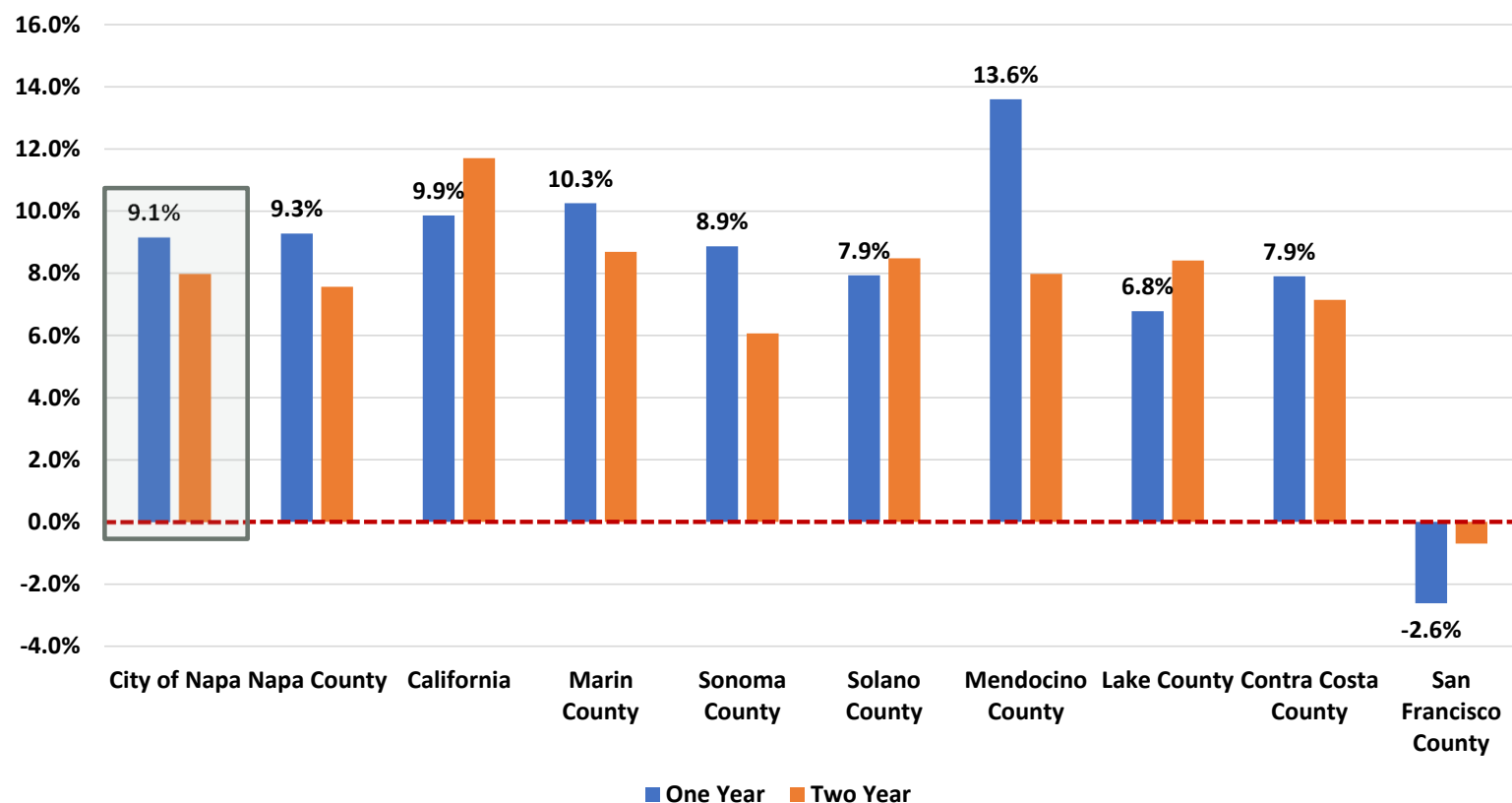
An update in taxable sales data show how the City of Napa and Napa County compare to the state of California in terms of taxable sales by major category.

By looking quarter on quarter, we reduce the effects of seasonality and we also compare pre-COVID to current data.

Notice most categories are down for City of Napa, where auto sales are down against modest gain for Napa County overall and the state.

These data became available in Jan 2021.

Median Home Prices, Dec 2020, Compared to Dec 2019 and Dec 2018, City of Napa and Selected Areas

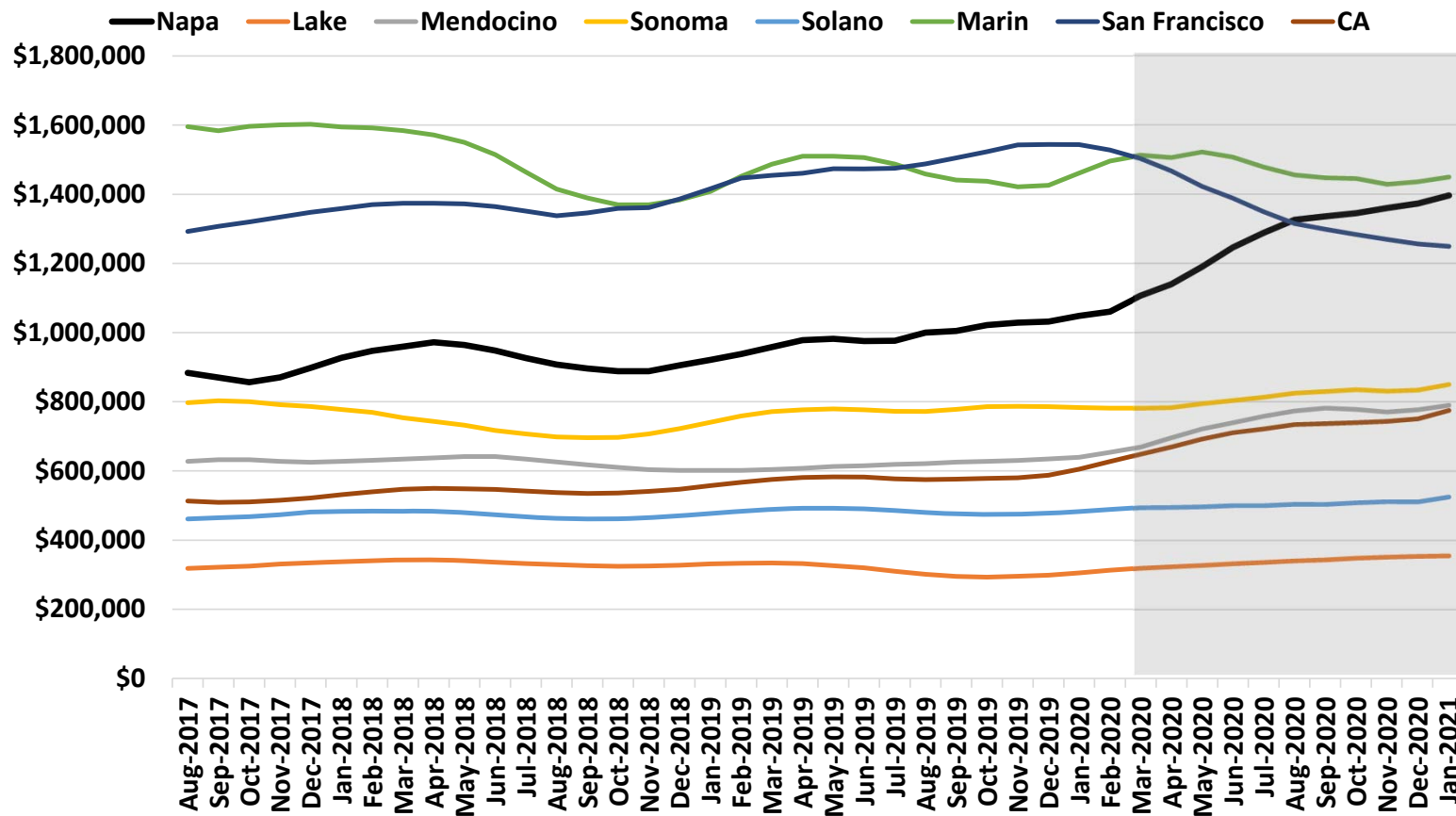


These data show that the housing market remains resilient across California as the regional and state economies continued to recover.

Continue durations of job loss can undermine good housing markets otherwise.

Most of the City of Napa's median price change over the last two years has been in the last 12 months, as buyers have looked at lower interest rates and an ability to both live and work in Napa as incentives to buy.

Median Listing Prices, Napa County and Selected Areas, Aug 2017 to January 2021, Current Dollars

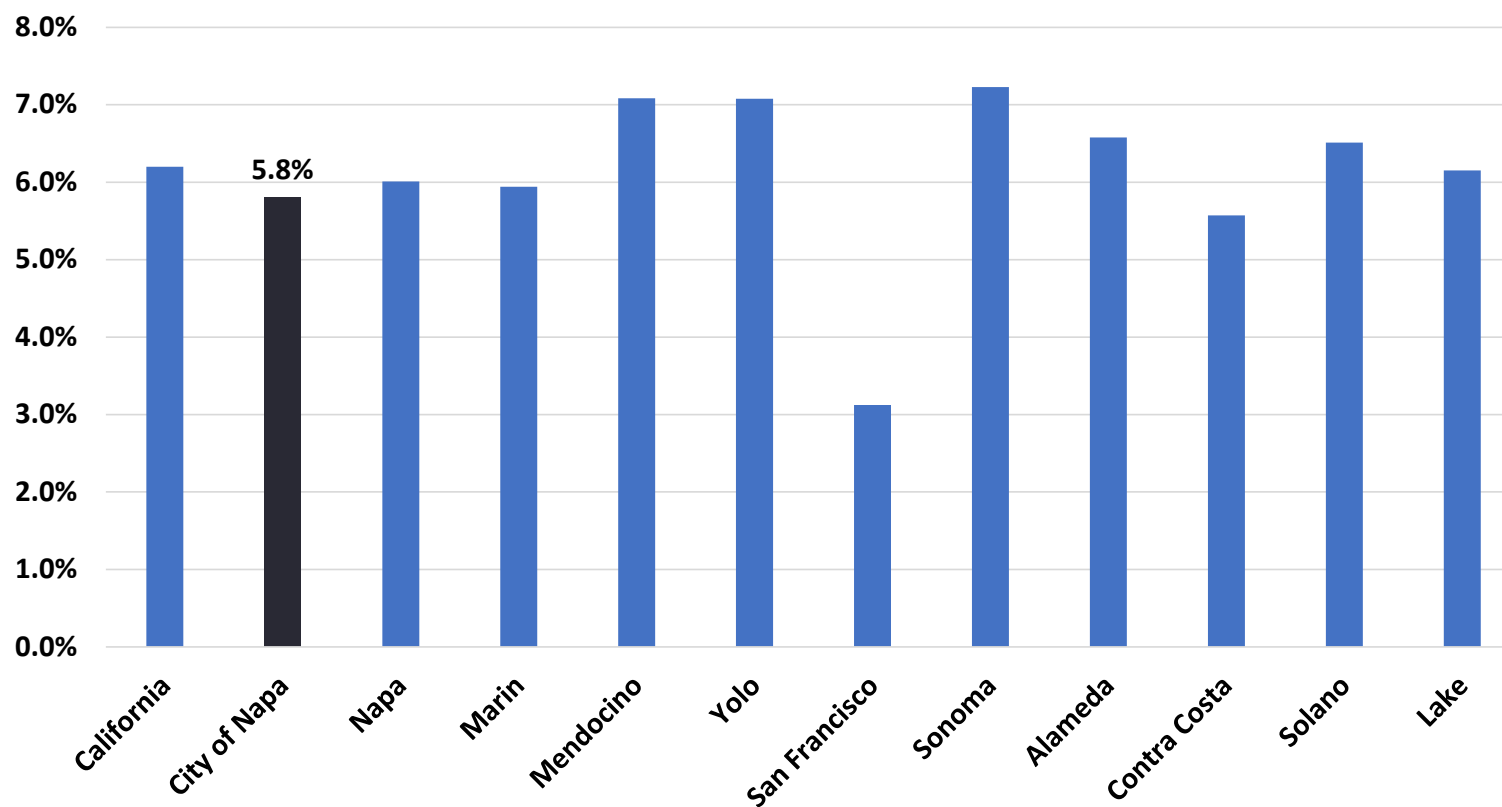


Median listing prices provide a way to see how the supply side of the housing market is looking at the demand side by how homeowners are listing their homes for sale against recent market trends.

Napa County's median asking prices for homes increased in Jan 2021 to remain at a level larger than San Francisco.

Source: Federal Reserve and Realtor.com and EFA: Shaded Area = Recession

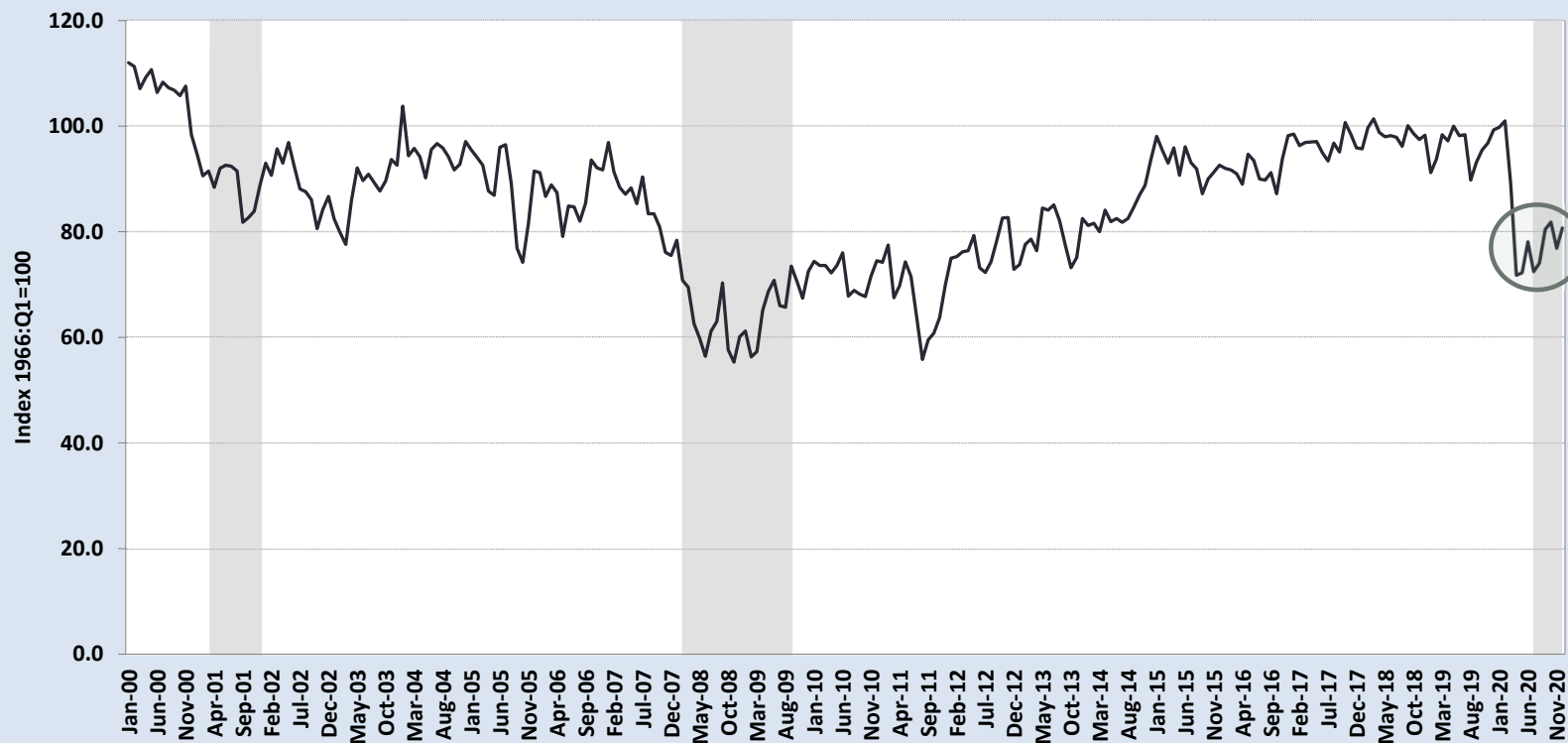
Housing Price Forecast, December 2020 to December 2021, % Change, City of Napa, Selected Counties and California



The City of Napa's housing market drives Napa County; the forecast in December 2020 to December 2021 remains strong. Lower interest rates, relatively higher rental prices and portable jobs allowing for migration are all likely driving demand in the City of Napa.

The median home price in the City of Napa in December 2020 was \$759,763.

Consumer Sentiment, U of Michigan, Index Q1 1996 = 100, Jan 2000 – December 2020

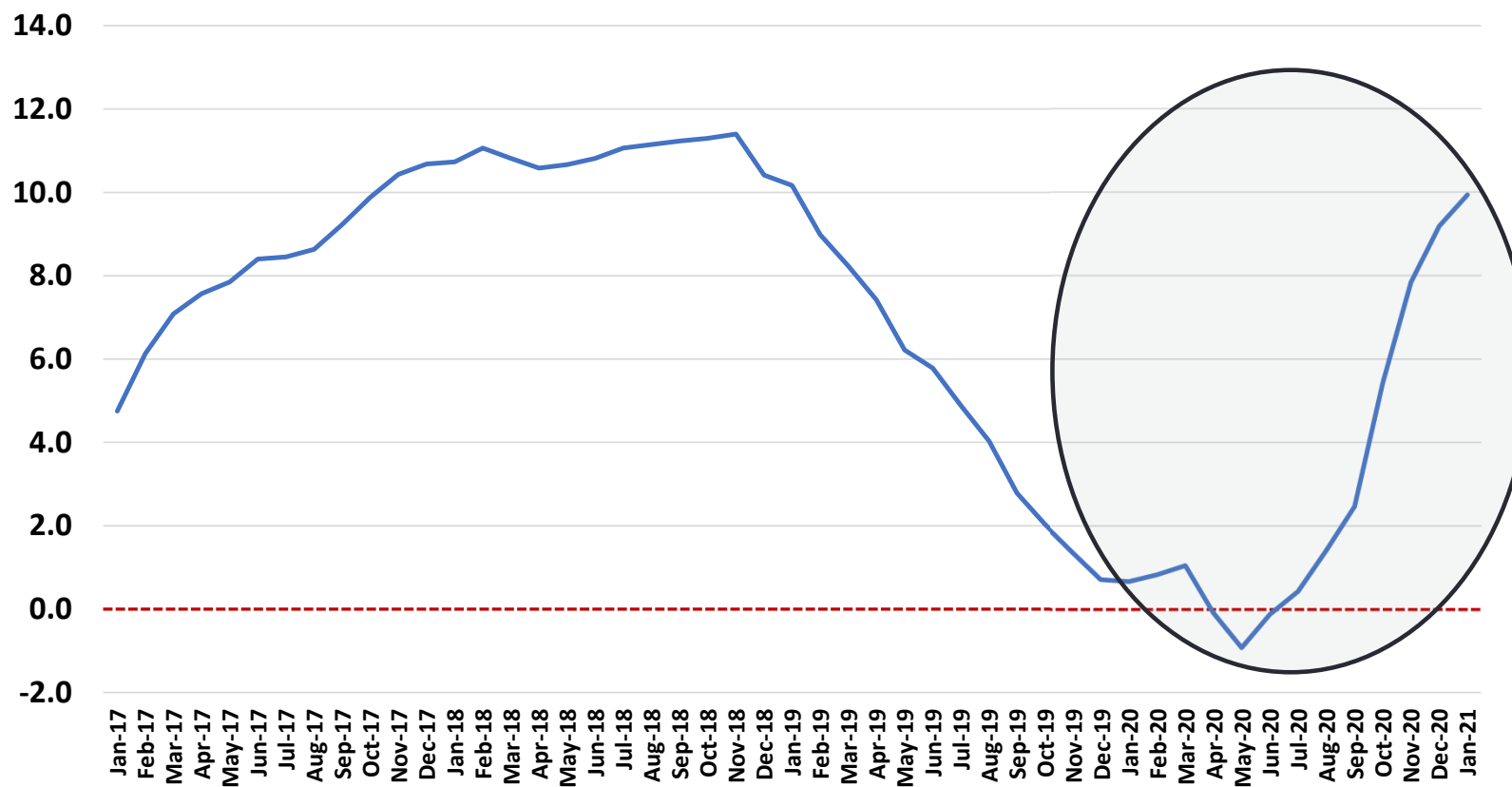


Source: University of Michigan/FRED

This index suggests how consumers consider travel, auto and furniture and appliance purchases; the tick up in December 2020 may reflect vaccines coming out and the election hangover fading.

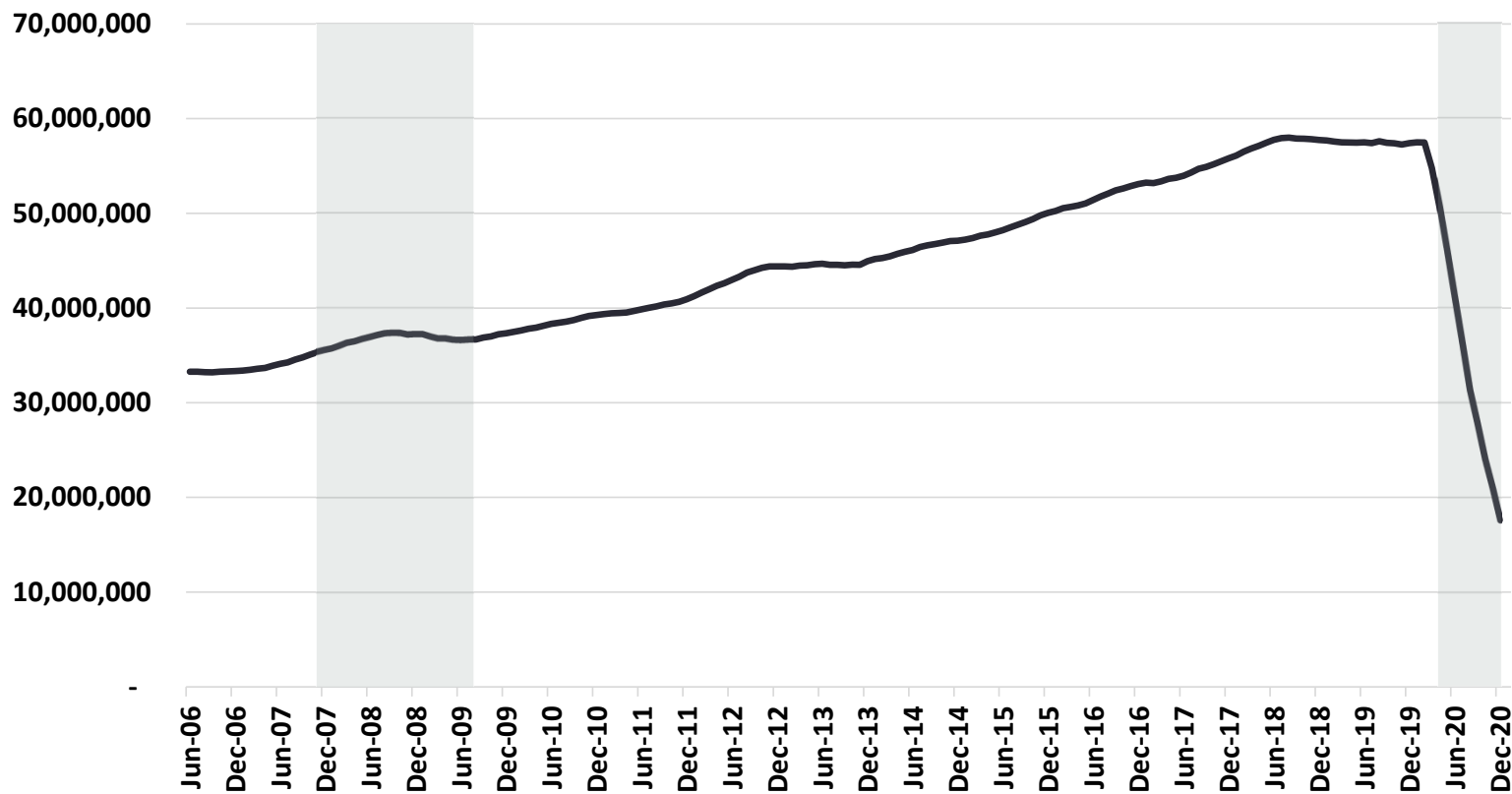
Consumer confidence is not surging by any means; travel and taxable sales demand are tied to consumer confidence and jobs growth.

ISM Purchasing Manager's Index, Jan 2017 to November 2020, % change from Previous Year



This index going below 0% change from the previous year generally forecasts national recession; the slower change in December, while above 2019, suggests manufacturers remain concerned about rising COVID-19 cases and presidential transition as Winter 2021 unfolds.

Passenger Data, SFO, Rolling 12-Month Sum, Passengers, Number of People, June 2006 to December 2020



As of December 31, 2020, the increase in passengers during the 2020 holidays were not recovered enough to tick this 12-month rolling sum back up; Napa County's hotel occupancy is historically affected by flights into the Bay Area from global origin points.

City of Napa: things to watch

- City of Napa for 2021
 - COVID-19 and vaccines: will state government impose new restrictions in 2021?
 - Will visitors travel generally in 2021 or will 2022 be the break out year?
 - Business resilience: can businesses and local workers afford another week summer
- Jobs in City of Napa and Napa County
 - Slower jobs in December should not continue through all of Q1 2021
 - Travel restrictions and travel concerns matter for jobs recovery, which is more important?
 - Can market around concerns not restrictions
 - Multi-family housing watch continues: pressure not going away here yet

Thanks!
Questions?
eyler@econforensics.com
@bobby7007

From: [REDACTED]
To: [Clerk](#)
Subject: For 2/16/21 City Council Meeting -- Non-Agenda Public Comment (less than 500 wds)
Date: Sunday, February 14, 2021 7:15:39 PM

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[Feedback](#)

[EXTERNAL]

Please read the following into the record at the 2/16/21 city council meeting:

My questions relate to the "Gray Haven" facility that will operate out of the historic home at 423 Seminary Street. For reference, this home is located one block away from both Fuller Park and Shearer Elementary school. According to the Gray Haven brochure (click the brochure link on their website: <https://grayhavennapa.org>), they will be providing housing as well as out-patient services for people who have BOTH a "history of incarceration" and a "serious mental illness." (Clients must meet both conditions.)

We have been told that the city has no role in permitting this facility as long as Gray Haven limits their resident (live-in) client population to six persons. Instead, we have been told that only a state license is required and the city is not involved. According to their literature, Gray Haven plans in later phases to add buildings to create a campus housing 30 live-in patients.

Gray Haven also plans, perhaps immediately, to offer outpatient services. Does the city have any role in permitting the location of these kinds of services? There is not much additional street parking in the neighborhood and there are lots of kids playing on the lawns and sidewalks or riding their bikes on the streets. Are there limits on the number of out-patient clients Gray Haven can serve? Or, does the state have sole discretion to license and permit BOTH the live-in and outpatient services Gray Haven plans to provide? If the state is solely responsible, did the city nevertheless have input into the state's license procedure? Specifically, was the facility's location within 750 feet of both a school and a park disclosed in the licensing process? In order to obtain their license, was Gray Haven required to disclose to the state that their patients will all be people with a "history of incarceration?" Did Gray Haven make some kind of representation regarding limits on the types of prior offenses committed by their clients – property crimes, violence, weapons use, etc.?

The Gray Haven folks kept their plans a secret from the neighborhood, which is unfortunate. Nearly all the neighbors learned of the Gray Haven facility plans upon reading an article in the Napa Register last week. Has Gray Haven been similarly secretive with the state and the city? Who in the city is responsible for ensuring that Gray Haven has obtained the proper licenses from the state after FULL disclosure of the plans for this facility and the neighborhood in which it would be operating?

It would be extremely helpful if our elected representatives would look into getting

answers to these questions. As individuals, we are less likely to get responses. In addition, well-meaning citizens who may not know how to pose effective questions will just feed multiple and confusing information streams. That serves neither Gray Haven nor members of the community. Please represent us by providing public information and a response to these questions.

Thank you,



From: [Robert Devlin](#)
To: [Clerk](#)
Subject: Comment to Council For February 16, 2021 Meeting- Please Read
Date: Monday, February 15, 2021 2:31:56 PM

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[Feedback](#)

[EXTERNAL]

Dear City Council

My name is Robert Devlin and I'm writing to voice my opposition to the Gray Haven Mental Health Clinic located at 423 Seminary Street.

I cannot believe someone can open something like this so close to a school and park. I understand we can't do anything about right now, but I hope you'll oppose them from expanding to a 10 bed facility. Also, I believe there should be legislation to prohibit this kind of facility in a residential neighborhood so close to schools and parks. I hope you'll work with the state representatives to make this happen.

Please see Howard Yune's article in the Napa Register for more information about the project. Thank you for your time and consideration of this matter.

Best,
Robert Devlin

From: [Maureen Trippe](#)
To: [Clerk; Caitlin Saldanha](#)
Subject: Written Supplemental for tomorrow Council Meeting
Date: Monday, February 15, 2021 3:01:07 PM
Attachments: [M.Trippe City Council 02.16.21.docx](#)

[EXTERNAL]

Good afternoon, Caitlin!! I think I'm just under the wire for 3pm deadline for tomorrow's meeting!! Can this be included as a written supplemental?

Slow Down Napa (www.slowdownnapa.com) is submitting this **Neighborhood Traffic Calming Program** from the City of Hayward as an example of a clear, collaborative and community driven program. The **2005 Napa Traffic Calming Program** is outdated and needs review.
<https://www.hayward-ca.gov/sites/default/files/pdf/190129-traffic-calming-program.pdf>

My intention is to call in tomorrow, but in case I can't make it, my written comments are attached.

Thanks so much!!
Maureen

Maureen C. Trippe



Maureen Trippe

Comments to the Napa City Council

February 15, 2021

Mr. Mayor and City Councilmembers,

Good afternoon and thank you for this opportunity. The Slow Down Napa team was so pleased to see that speeding and traffic enforcement was mentioned among the topics the Council discussed at your planning meetings.

We are dedicated to working with the City and we know that change will not happen overnight, especially considering the budget shortfalls caused by the pandemic. My personal thanks to Mayor Sedgley, and Councilmembers Beth Painter and Liz Alessio for reaching out to us to encourage further dialog.

We know that a Task Force may not be feasible at this time, but we do need your help to understand how we can best work with this Council to create a plan that addresses (1) lowering the speed limit on certain downtown streets and (2) traffic enforcement to curb speeding.

For our part, we have reached out to the Bicycle Coalition and the Downtown Napa Association and we are researching Traffic Calming programs in other Bay Area cities. We are submitting this Neighborhood Traffic Calming Program Summary from the City of Hayward. It is a good example of clear, collaborative and community driven work. Even though it is from 2016, it feels very modern compared to Napa's 2005 program. Perhaps this is a good starting point.

We ask for your guidance to go forward with a plan and we appreciate your support.

Maureen Trippe

Coombs Street resident

Co-Founder www.slowdownnapa.com

From: [Joanelle Cook](#)
To: [Clerk](#)
Subject: Comment to Council for February 16,2021 Meeting-Please read.
Date: Monday, February 15, 2021 6:29:08 PM

[EXTERNAL]

Hello all,

I feel compelled to voice my concerns for a haphazard idea to allow a downtown, historical home be converted to a rehab facility.

It seems that this is not in the best interest of the struggling downtown businesses and residents.

Who In the world can justify funding and wasting a historical home for such a questionable facility.

Regardless of the need for such a resource-the council should research things like this and make better and educated decisions.

The council has a duty to look at what is in the best interest of keeping Napa a safe and wonderful city.

The council must look at what supports the tourist industry!

Joanelle cool

From: [Dejan Kovacevic](#)
To: [Clerk](#)
Subject: Comment to city council for Feb 16, 2021 Meeting-Please read.
Date: Monday, February 15, 2021 6:58:07 PM

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[Feedback](#)

[EXTERNAL]

Dear all,

Recently I saw some info on social media about Mental Clinic "Gray Haven".

As a Napa resident and father of two students at Shearer Elementary School, I'm deeply surprised and scared by the Company AUL decision to open Gray Haven, Mental Clinic/Rehabilitation Centre/Day care for people with mental illness and criminal background almost in front of ELEMENTARY SCHOOL. I believe that here in Napa, we have better and more appropriate location for that kind of business.

Therefore, I ask you to accept my concerns about this project and, please, make your decision by respecting present and future safety of Students and Employees of Shearer Elementary School.

Thank you!

Regards,

From: [REDACTED]
To: [Clerk; tiffanycarranza@cityofnapa.org](mailto:tiffanycarranza@cityofnapa.org)
Subject: COMMENT TO COUNCIL FOR (2/16) - PLEASE READ
Date: Monday, February 15, 2021 8:10:54 PM

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[Feedback](#)

[EXTERNAL]

Council,

It came to our attention in a recent newspaper article that the Historic Mansion on Seminary will be used as a transition home for mentally ill former inmates. Our home is in the immediate neighborhood and we believe that we are entitled to answers to questions that we have. They are:

- Why the secrecy? Why did we learn about something this important in our neighborhood through a newspaper article? People that are secretive usually have mal intent.
- It is possible that these former inmates could have violent backgrounds, how can we be assured that property or life will be safeguarded?
- Please explain how it is that nobody in Napa City planning or any other city position was not involved in this decision as we understand that use and jurisdiction is completely at the State level.
- What is the intent of future use of this facility? Expansion? Will we have the ability to comment on that?
- Can the process of opening this facility be completed without any input from the local community that this espouses to be benefiting?
- Any consideration to the children and elderly in the area and school down the street?

We look forward to hearing more.

Sincerely,

Interested neighbors

From: [Thomas Darling](#)
To: [Clerk](#)
Subject: COMMENT TO COUNCIL FOR 2/16 - PLEASE READ
Date: Monday, February 15, 2021 8:46:43 PM

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[Feedback](#)

[EXTERNAL]

Please read the following into the record at the 2/16 city council meeting:

My questions and concerns relate to the "Gray Haven" facility that will be operating at 423 Seminary St.

As a direct neighbor of the Gray Haven, the first I had heard of this new operation was the article in the Register from 2/11. The LLC was filed on August 4, 2020, and the entire neighborhood was just made aware, via the article and not Patricia Gray herself or any officials, that this facility was set to open in six short weeks.

To be clear, I have no issue with the mission of the Gray Haven. My issue is related to the location and the secretive process in which the organization has operated to this point.

On multiple occasions, neighbors have approached the contractors and Gray Haven staff asking for information, and on these occasions the supervisors hushed their employees and told them they could not reveal any details.

The facility is located within one block of Shearer Elementary School, Fuller Park, which has a Head Start Day Care program less than a block from Gray Haven, and dozens of children who live in the Bali Hai apartments and the conjoining apartment complex that the Gray Haven shares space with. Were these items addressed when they filed for their permits?

Additional questions:

Why weren't any neighbors, Shearer Elementary, Bali Hai apartments or the apartment complex on the same exact property as the Gray Haven notified?

Why was the application accepted as outpatient and how did they change to inpatient?

What will happen with the easement on the apartment complex pool?

Why is there no security fence?

How many security guards will be on staff and what are the staff to resident ratios?

What are the rules for residency?

What are the highest level crimes allowed of a resident?

Will there be increased police staff in our neighborhood?

Will the neighbors be notified about new residents coming in?

Are there designated smoking areas?

Are residents conserved?

How are we notified of a new AirBnB but not a home for mentally ill former inmates?

What happens if a patient refuses to take their medicine?

What city officials will be monitoring the Gray Haven?

How can they verify there will not be any sex offenders?

How many out patients will be seen daily?

Finally, a threatening texted message was received by a neighbor. It said it was from "a

recovering meth addict who will be living in the Gray Haven”, and after two expletives, they said they would like to stop by for chat.

We are frightened. My wife and I bought out home in 2019, recently completed a renovation as we prepare for our first child to be born this August. Our nursery and bedroom look directly into the Gray Haven.

Patricia Gray has been discourteous, unneighborly, and secretive from the beginning. I hope our elected officials will find these answers and support its citizens.

Tom Darling
Napa, CA



From: [Julie Kirk](#)
To: [Clerk; tiffanycarranza@cityofnapa.org](mailto:tiffanycarranza@cityofnapa.org)
Subject: Please Read, 500 words or less, 2/16/21 City Council Meeting Public Comment
Date: Tuesday, February 16, 2021 7:26:56 AM

You don't often get email from [REDACTED]

[Feedback](#)

[EXTERNAL]

Mayor and City Council Members,

We are writing you concerning the Transitional home for mentally ill former inmates proposed for the Yount Mansion location at Pine and Seminary Streets.

While we are supportive of psychiatric rehabilitation and the needs of the community as a whole, we are very concerned with this location and the close proximity to so many children, i.e. Shearer Elementary School, Napa Christian Campus of Education, Fuller Park Head Start Program, Fuller Park playground and many single family homes and apartments surrounding the Yount Mansion. Because of the secrecy in which this project has been developed from the start, we find ourselves unable to trust that we are now being given accurate and truthful information.

It is our understanding the City Mayor toured the facility and deemed it, “good for the community”, but a member of our community, who wrote a letter to the editor of the Napa Register, received an anonymous, belligerent and threatening text from someone stating they are scheduled to be placed in this facility. This text has already been turned over to the authorities. I’m sure you can imagine the fear this has placed in all of us who live close to this location.

With respect, we are asking you today, that this facility not be allowed to open until the surrounding community has had the opportunity to be fully informed and to have our concerns addressed.

Thank you,
Richard & Julie Kirk

From: [Jenny Smith](#)
To: [Clerk](#)
Subject: COMMENT TO THE COUNCIL – PLEASE READ
Date: Tuesday, February 16, 2021 10:17:37 AM

You don't often get email from [REDACTED]

[Feedback](#)

[EXTERNAL]

Dear Council Members--

I am writing to express my concern about the speeding on Coombs Street, and to ask that the Council consider making speed reduction a priority in the city this year, including looking at reinstating Traffic Enforcement.

Coombs Street is a residential neighborhood with bicycles, foot traffic, kids and dogs. A focus on curbing speeding to improve our safety and quality of life in downtown neighborhoods would be much appreciated.

Thank you--

Jenny Smith



From: [Marc Tatarian](#)
To: [Clerk](#)
Cc: [ICE](#)
Subject: Gray Haven
Date: Tuesday, February 16, 2021 11:46:35 AM

You don't often get email from

[Feedback](#)

[EXTERNAL]

Please include my comments at tonight's City Council meeting regarding the Yount property, 423 Seminary Street:

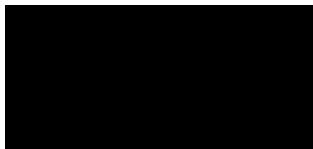
Mayor and City Council Members:

As homeowners on Seminary St., just down the block from the Yount property, recent public information has come to light concerning the intended use of the property. The planned use as an Adult Residential Facility for post incarcerated individuals with diagnosed mental health conditions has been veiled in secrecy for almost a year from local residents, City Council members, county mental health, and the general public. One has to question this strategy to fly under the radar without any input or partnership from their neighbors and community partners. If this is the way they intend to run their business and potentially treat their clients, then Napa does not need this. Most concerning is the proximity of the proposed facility to Shearer Elementary School, Fuller Park, and a neighborhood full of families with children without any assurances or plan for the safety of the public. We've not heard of security cameras actually protecting people. On the contrary, they just record the violence instilled against them as we see on an almost daily occurrence in the media. While most of the conversation centers around their intent to just start with 6 residents, their flyer speaks to establishing an Outpatient Behavioral Health Clinic. What does this entail? Therapy? Medication dispensing? Again, veiled in secrecy.

As healthcare professionals, we acknowledge those that attempt to better society, but one has to also look at the total picture and determine if this is in the best interest and safety of the community and not necessarily those who hide their real intentions. Additionally, their current actions of secrecy call into question their ethics as a healthcare provider, especially those who treat people with behavioral health conditions, who are some of the most vulnerable people in our society. We are clearly concerned citizens and would respectfully request our elected officials inquire and investigate the proposed use and determine if local zoning requirements allow for such facility regardless the number of patients they intend to initially treat.

Respectfully,

Marc & Kristi Tatarian



From: [Linda Ghiringhelli](#)
To: [Clerk](#)
Subject: Comment to Council for February 16, 2021 — please read
Date: Tuesday, February 16, 2021 2:27:15 PM

You don't often get email from [REDACTED]

[Learn why this is important](#)

[Feedback](#)

[EXTERNAL]

Regarding: proposed Gray Haven care facility at Yount House, 423 Seminary Street

Great idea. Bad location.

The City can't possibly allow a houseful of mentally-ill former convicts in a residential area that includes numerous apartments and an elementary school. Even without sex offenders, this is a disaster waiting to happen at that location. The transitional residence proposed by Dr. Gray requires a much more secure location.

I question Dr. Gray's lack of experience in operating such a facility. She claims to be a retired judge, while it would be more accurate to note she lost her bid for re-election. Her campaign, reportedly one of the nastiest in Sonoma County history, resulted in Dr. Gray being brought up on charges before the Commission on Judicial Performance. The charges were dropped, yet Dr. Gray sued her malpractice carrier for allegedly limiting her choice of representation when she appeared before the CJP. Perhaps her litigious history in Sonoma County is the reason why she chose to establish a mediation service in St. Helena.

I question Dr. Gray's integrity, inasmuch as she reportedly obtained a City business license for an "outpatient mental health clinic," not a residential facility for ten to 30 people. This approach reminds me of certain vintners' approach to expansion regulations -- go ahead, do it, and when you ask for a permit later, you can point to the large amount of money you spent on the expansion. It's easier to seek forgiveness than ask for permission, right?

I question the financial backing of Gray Haven. The Yount House is owned by local businessman Luis Nieves. Mr. Nieves is also the chief executive officer and agent for service of process for Gray Haven, Inc. His contractor, Bruce Tucker, is the corporation's chief financial officer. What are Mr. Nieves' and Mr. Tucker's roles, if any, in the day-to-day operation of Gray Haven?

This project merits a closer look, but it **REQUIRES** a safer location.

Linda Ghiringhelli
[REDACTED]

From: [Kevin Alfaro](#)
To: [Clerk](#)
Subject: Council meeting
Date: Tuesday, February 16, 2021 3:03:32 PM

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[Learn why this is important](#)

[Feedback](#)

[EXTERNAL]

Dear City Counsel,

I live on Pine Street, directly across the street from the mansion located at 423 Seminary Street now called Gray Haven. I have lived here for 5+ years and for last three years have watched a massive renovation take place (my estimation of at least \$5mm). During this time I have walked across the street multiple times to inquire about the owner and the plan for the property to the construction crew only be told they “didn’t know” or that “they couldn’t talk about it”. I learned only about 2 weeks ago that this facility/location is intended to be a rehabilitation residential care home for formerly incarcerated addiction individuals with severe mental health issues who will be housed and treated through a program called Gray Haven.

According to their website they are planning for up to 30 patients/residents.

During the last week of January I noticed from my living room window some increased activity; people coming and going and they appeared to be employees. So, with the intention of being a good neighbor, I walked over and went to the front door. I introduced myself as their neighbor. After a minute of short pleasantries, I asked what their intentions were for the campus. They quickly told me “they weren’t at liberty to discuss that matter at that time but would be happy to take my name and number so that the executive director could call me back and answer any questions I had”. I asked “why the secrecy? You’ve been working on this project for 3 years. I assume that it won’t be a B&B as originally planned?”. No answer to my question. A couple of days later I received a call from Patricia Gray the executive director. We spent about 50 minutes on the phone. She went into great lengths about how wonderful this program will be to the COMMUNITY and initially they would be serving 6 people. After asking, she also told me that the government wouldn’t be subsidizing this program (which is different than what she told the register in their latest investigative report). What I wasn’t able to get across to her was the problem that was caused by the lack of candor, transparency, and invited involvement of the closest neighbors, aka the COMMUNITY. I have spoken with Mayor Sedgley shortly after that call and he was not familiar with what was happening with respect to the old mansion and/or Gray Haven. The same was true when I spoke with Council member Navarez. Given my concern that I was not being informed, I wrote a letter to the editor titled “Shroud of Secrecy” which was published last Thursday. My whole point and intention was to bring to light that Gray Haven and the owners of the property have seemingly kept secret what they are doing...and for what purpose? If indeed they are intending of bring formerly incarcerated drug/alcohol addicted individuals with severe mental health issues to

the community, wouldn't it bode well to their program to inform the community?

At approximately 9 am on Thursday, the morning my letter to the editor ran in the Register, I received an anonymous text. It was filled with vulgarities and threats, including a threat that they would be visiting my home to talk to me in person. I shared the text with Patricia Gray and the local police.

So these are my questions to the city council...

- Is this project the right location for this program,?
- What does the City know about Gray Haven and its program?
- What does the City know about Patricia Gray?
- What does the City know about the owners of the property?
- What is the status of their non-profit company?

To be clear, for me, its not about the merits of the program. It's about being a good and respectful neighbor. Why hasn't Gray Haven reached out to the neighbors or the city council or planners?

Kevin Alfaro

From: [Victoria Revheim](#)
To: [Clerk](#)
Subject: Comment to Council for February 16,2021 Meeting-Please read.
Date: Tuesday, February 16, 2021 3:08:35 PM

You don't often get email from [REDACTED] [Learn why this is important](#) [Feedback](#)

[EXTERNAL]

Apologies for 2nd email, please read email request below.

Is it true a residence across from Shearer and near Fuller Park will be used as stated in Nextdoor. Does the city have any limitations, code to enforce such a residence?

[Sent from Yahoo Mail on Android](#)

----- Forwarded Message -----

From: "Victoria Revheim" [REDACTED] >
To: "clerk@cityofnapa.org" <clerk@cityofnapa.org>
Sent: Tue, Feb 16, 2021 at 3:03 PM
Subject: Yount House Inquiry

Could you please provide information regarding the home across from Shearer school, which may be housing former inmates with behavioral health problems. The topic has been shared on Nextdoor and is creating a lot of fear.

[Sent from Yahoo Mail on Android](#)

From: [Victoria Revheim](#)
To: [Clerk](#)
Subject: Yount House Inquiry
Date: Tuesday, February 16, 2021 3:04:10 PM

You don't often get email from [REDACTED]

[Learn why this is important](#)

[Feedback](#)

[EXTERNAL]

Could you please provide information regarding the home across from Shearer school, which may be housing former inmates with behavioral health problems. The topic has been shared on Nextdoor and is creating a lot of fear.

[Sent from Yahoo Mail on Android](#)

From: [Rose Anne Meyer](#)
To: [Clerk](#)
Subject: Fwd: Interim police chief Moir
Date: Monday, February 15, 2021 9:32:26 PM

You don't often get email from [REDACTED]

[Feedback](#)

[EXTERNAL]

----- Forwarded mess [REDACTED]

From: **Rose Anne Meyer**
Date: Mon, Feb 15, 2021
Subject: Interim police chief Moir
To: <lalessio@cityofnapa.org>

After researching Chief Moir's past history/record I have some concerns regarding her placement here. Tho it appears she has a great deal of training in community communication and interaction, it also appears she has not been successful in doing so in Tempe nor other locations. I moved to Napa 5 yrs ago. I was community activist/leader in the 3rd precinct neighborhoods that George Floyd was killed in. I was very involved in community and w/police in trying to work together to create change. As well as attending monthly meetings w/community and police, I attended a 6 month training program at the precinct for community and police to learn from each other. These programs are incredibly important for change. Through them city and state regulations and procedures were changed. The regulations and procedural changes were not instituted by the police union however. So, much of the police oppression/corruption continued. This was all over a 15 yr period. I well understand the people's frustration and anger that caused the burning of the 3rd precinct, tho I don't condone it. It is important to me to know Chief Moir has the capacity to institute good and fair community programs , at the same time that she be strong enough to not be controlled by the police union here.

I was person in June that first exposed Doris Gentry and her base for their alt-right connections. I also shared on public media my research on the racist history of Napa. I did all of this due to my outrage that after 15 yrs of community work in Minneapolis, George Floyd was killed. As a community, as a society , we need to do better. Please present this at your council meeting Tuesday night.

If you have any questions, please feel free to email me or call anytime. [REDACTED]

Thank you
Rose Anne Meyer

Sent from my iPhone

From: [Anne Sutkowi-Hemstreet](#)
To: [Clerk](#)
Subject: COMMENT TO COUNCIL FOR FEBRUARY 16, 2021 MEETING – PLEASE READ
Date: Tuesday, February 16, 2021 10:18:45 AM

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[Feedback](#)

[EXTERNAL]

Hello,

This comment is concerning item 6C on today's agenda. Thank you!

Good afternoon, Mayor Sedgley and City Councilmembers. My name is Anne Sutkowi-Hemstreet and I am the Director of Rainbow Action Network. Rainbow Action Network was organized in 2019 to advocate for visible support from government systems across Napa Valley through flying rainbow flags during Pride Month and continues advocating to make the Napa Valley a welcoming and supportive place for LGBTQ community members and visitors, by advocating for community and organization level change.

When I saw the announcement about Sylvia Moir being appointed interim Chief of Police, I immediately reacted with enthusiasm. As an LGBTQ woman who has been advocating strongly for LGBTQ representation in leadership and for building a more LGBTQ inclusive community, I was excited to see that Sylvia Moir would be the first woman and gay person to be Chief of Police in Napa. To me, that is another step forward.

Quickly, that enthusiasm was partnered with disappointment. I feel disappointed (along with many other grassroots racial justice advocates in the community) because I believe our community would greatly benefit from a LatinX Chief of Police given the demographics of our community. I am also aware of some of the articles about Sylvia Moir's resignation from the Tempe Police Department last year. It is unclear to me, based on my internet research, whether she truly believes that the law enforcement system needs serious reform or not. I believe it does. I am choosing to reserve some hope – based on the relationships I have developed with Napa's city leaders over the last couple years – that she will prioritize engaging in the necessary conversations and steps to take the Napa Police Department towards serious reform.

I want to say thank you to you and City Manager Steve Potter for continuing to acknowledge the importance of LGBTQ representation in leadership and of supporting an inclusive community for LGBTQ people and families. I hope that Sylvia Moir can help our police force develop a better understanding of LGBTQ needs, stronger relationships with the LGBTQ community, and build trust within the LGBTQ community.

But equally important, I hope that she continues the conversations within our community that had only just begun following the murder of George Floyd and the Black Lives Matter movement during summer 2020. I hope she can steer our police department towards making SERIOUS reform, including re-allocating resources to prevention and mental health services. I hope that you, Steve Potter, and Sylvia Moir will gather community input on what our community wants in the next permanent Chief of Police and for the future of the law enforcement system. Despite being an interim Chief of Police, I hope that she invests her time in our community and develops strong relationships with the LGBTQ, LatinX, and BIPOC community members that mistrust the law enforcement system for very legitimate reasons.

Thank you for your time today and continued dedication to making City of Napa a more equitable and inclusive community for all our community members.

--

Anne Sutkowi-Hemstreet, MPH
She/Her/Ella

Rainbow Action Network
Weathervane Consulting



From: [Mary Lueros](#)
To: [Clerk](#)
Subject: Fwd: Sylvia Moir
Date: Tuesday, February 16, 2021 10:27:06 AM

Begin forwarded message:

From: Anne Sutkowi-Hemstreet [REDACTED]
Subject: Sylvia Moir
Date: February 16, 2021 at 10:24:31 AM PST
To: Mary Lueros <mlueros@cityofnapa.org>

[EXTERNAL]

Hi Mary,

I wanted to share my public comment with you ahead of time regarding the appointment of Sylvia Moir. I support this appointment, but will be here to hold her and the city accountable to continuing getting community input and working towards reform.

Thank you,
Anne

Good afternoon, Mayor Sedgley and City Councilmembers. My name is Anne Sutkowi-Hemstreet and I am the Director of Rainbow Action Network. Rainbow Action Network was organized in 2019 to advocate for visible support from government systems across Napa Valley through flying rainbow flags during Pride Month and continues advocating to make the Napa Valley a welcoming and supportive place for LGBTQ community members and visitors, by advocating for community and organization level change.

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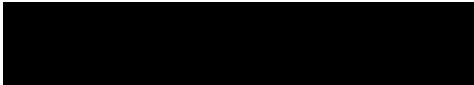
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But equally important, I hope that she continues the conversations within our community that had only just begun following the murder of George Floyd and the Black Lives Matter movement during summer 2020. I hope she can steer our police department towards making SERIOUS reform, including re-allocating resources to prevention and mental health services. I hope that you, Steve Potter, and Sylvia Moir will gather community input on what our community wants in the next permanent Chief of Police and for the future of the law enforcement system. Despite being an interim Chief of Police, I hope that she invests her time in our community and develops strong relationships with the LGBTQ, LatinX, and BIPOC community members that mistrust the law enforcement system for very legitimate reasons.

Thank you for your time today and continued dedication to making City of Napa a more equitable and inclusive community for all community members.

--

Anne Sutkowi-Hemstreet, MPH
She/Her/Ella
Rainbow Action Network
Weathervane Consulting



From: [Mary Luros](#)
To: [Clerk](#)
Subject: Fwd: Public Comment re: Interim Chief of Police Sylvia Moir
Date: Tuesday, February 16, 2021 1:46:02 PM

Mary Luros

Begin forwarded message:

From: The People's Collective for Change

Date: February 16, 2021 at 1:44:15 PM PST

To: Bernie Narvaez <bnarvaez@cityofnapa.org>, Mary Luros <mluros@cityofnapa.org>, Beth Painter <bpainter@cityofnapa.org>, Liz Alessio <lalessio@cityofnapa.org>, Scott Sedgley <ssedgley@cityofnapa.org>

Subject: Public Comment re: Interim Chief of Police Sylvia Moir

Some people who received this message don't often get email from [REDACTED]

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[Feedback](#)

[EXTERNAL]

Good afternoon, Elected City Council Members,

Hope this email finds you well and that you enjoyed the long, extended weekend due to the holiday!

Today is a big day as I know Napa's City Council will be voting on whether or not to appoint Sylvia Moir as the Interim Chief of Police. While I am elated to read Sylvia would potentially become the first gay, woman Chief of Police in Napa's history, I am deeply troubled by some of the research and information I have found.

Last year City Council voted and unanimously declared Racism as a public health crisis in Napa. This was determined at a time when cities and countries all over the world were beginning to have conversations around the deep need for systemic change, especially in policing, during such a pivotal moment in history. As you are aware, the previous Chief, Robert Plummer, was working closely with PCC and several other community organizations to work on mending those community-police relationships, and bringing more equity and justice to Napa. While he won't be able to fulfill the plans we had in place, I am hopeful that our continuous conversations and plans with the current interim Chief of Police, Brian Campana, will continue moving forward so that we can achieve much of the desired changes needed in order to bring equity and racial/social justice to all of our community members.

That shared, it is *vital* for us to take the moment we are in and *ensure* we are selecting the appropriate individual to fill this role. While I understand that Sylvia would be the interim CoP, if the vote passes, I do not personally feel she is the best person to select at this time. We're at a very crucial point in time in our society, and as Tempe's City Manager personally expressed in multiple documented interviews, they felt that as the focus on social justice and systemic racism increased, especially as it applies to the Police Department, they needed to turn in a different direction and identify/select a new Chief of Police. **Why then would we want to *willingly* bring on a potential chief whose own community did not feel was well equipped to carry out and fulfill the required and necessary duties towards making that progress?**

My ask to each and every one of you would be to ask yourself that same question. There is a reason she resigned, and a reason her community, including the City Manager, felt she was not the best person to carry out such necessary and important duties towards creating more equitable and just communities. It is in these moments when our actions need to align with what so many of you previously claimed as important: working to end systemic racism, and identifying the right individuals in place to do so. Several of you campaigned last year with an emphasis on bringing that equity to our communities, and with a strong desire to address the systemic racism plaguing Napa. Sylvia Moir, in my opinion and in her own community's opinion, is not the answer.

There is so much work to be done and I hope you are able to recognize the deep impact this will have on our entire community, if we don't bring on the right individual. Temporarily or permanently, the community will feel the effects. It is better we make the *right* decision, than rush to fill the interim position with someone who isn't the best fit and has a questionable background.

I know Steve has plans to get the input of the community re: what they would like to see in the new Chief of Police (a questionnaire that would be sent out in English and in Spanish, per my conversation with him), and I encourage all of us to request to receive this input, prior to any decisions being made, even if we have to push selecting an interim chief for several more weeks. Let's work together to identify the best individual, reflective of what our Napa community wants and needs, so that we may truly create and bring to fruition the positive changes we wish to see in Napa.

All my best,
Gabriela Fernandez

From: [Abe Gardner](#)
To: [Clerk](#)
Subject: COMMENT TO COUNCIL FOR FEBRUARY 16, 2021 MEETING – PLEASE READ
Date: Tuesday, February 16, 2021 3:03:19 PM

[You don't often get email from [REDACTED] Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

[EXTERNAL]

My name is Abe Gardner and I'm a member of the rainbow action network and a public defender with Napa County. I also have two daughters and have lived in Napa or Sonoma County my entire life. Rainbow action network and many others held rallies and marches asking for significant reform in law-enforcement in both the city and County of Napa. We are proud that the city Council and manager Potter have selected an interim chief who brings diversity of opinion and background. We are hopeful that more leaders and members of law-enforcement will be from representative groups, but we also are hoping for more of them to support significant and real change to the system which has resulted in unfair treatment to many members of our community, especially those in minority groups and with low income. We hope that our new interim chief and the city Council will demonstrate their commitment to anti-racism and diversity not only in this higher but in all those that follow and to make much more of the needed progress that the community has demanded. Thank you for your time and your commitment, so many lives literally depend on it.

**City Council Meeting
2/16/2021**

**Supplemental I - 7.B.
From: City Staff**



Mid-Year Report FY 2020/21



FINANCIAL STATUS

Fiscal Year 2020/21

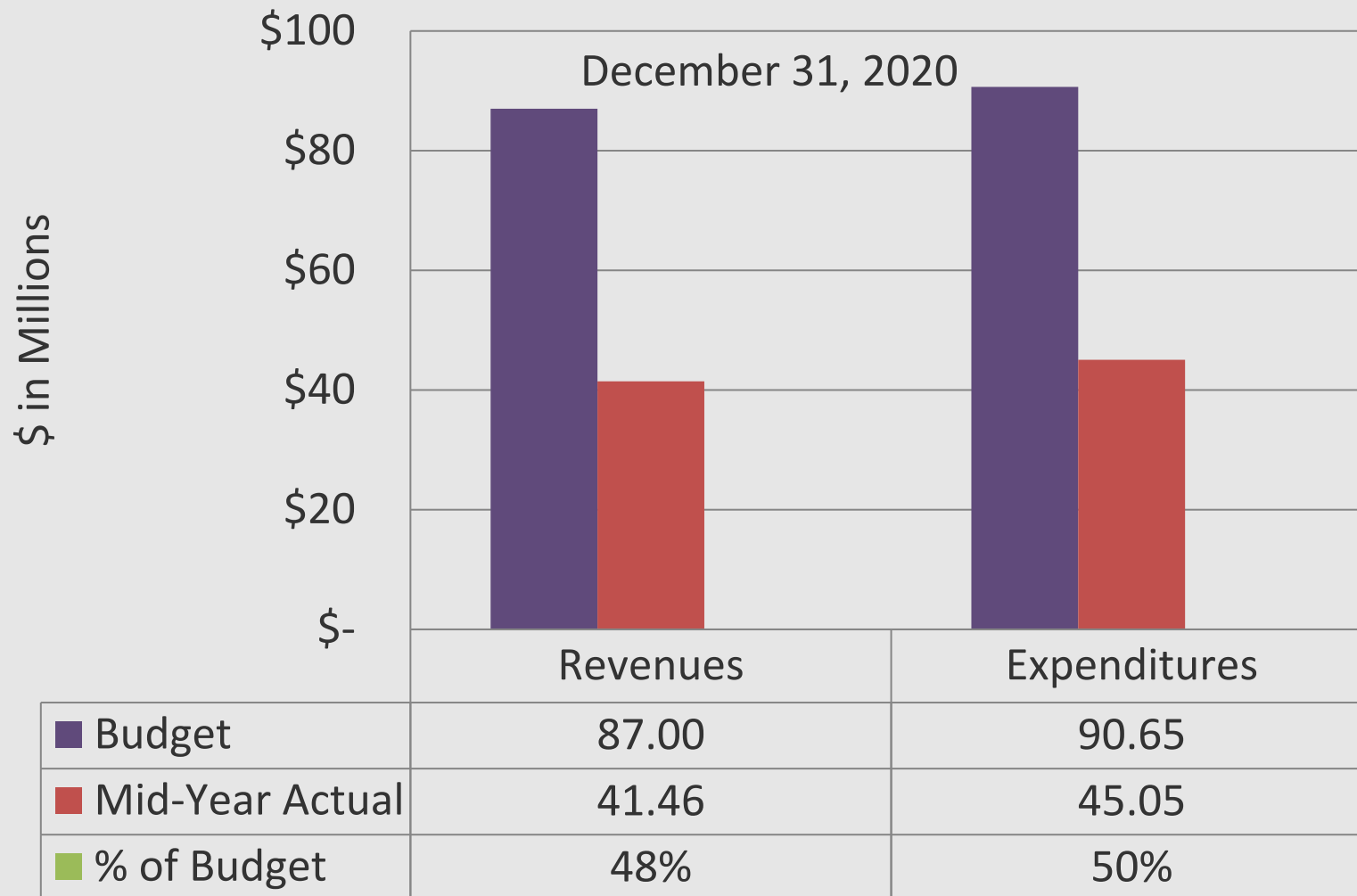
- **General Fund**
- **CIP Project Fund**
- **Enterprise Funds**



GENERAL FUND



FY 2020/21 Budget to Actual



FY 2020/21 Revenue

	Budget	Actual	YTD %
Property Tax	37.23	20.14	54.1%
Sales Tax	17.04	6.41	37.6%
Transient Occupancy Tax	10.87	4.23	39.0%
Business License Tax	3.88	1.22	31.4%
Charges for Services	5.60	3.05	54.5%
Licenses and Permits	2.05	1.13	55.4%
Other Revenues	10.35	5.27	50.9%
Total Revenue	87.00	41.46	47.6%



FY 2020/21 Expenditures

	Budget	Actual	YTD %
Salaries & Wages & Benefits	67.70	35.02	51.7%
Materials & Supplies & Services	21.00	8.25	39.3%
Other Expenditures (Includes Transfers to CIP Reserves)	1.95	1.78	91.3%
Total Operating Expenditures	90.65	45.05	49.7%



FY 2020/21

Operating Position

	FY 2020/21 Adjusted Budget	FY 2020/21 Actual
General Fund (<i>\$ in millions</i>)		
Revenues	87.0	41.5
Operating Expenditures	88.9	43.3
Contributions to CIP Reserves	1.8	1.8
Contributions to General Fund Reserves	-	-
Projected Surplus / (Deficit)	(3.6)	(3.6)



FY 2020/21 Reserves

	Target Balance	Current Balance	Budgeted FY21 Usage
Operating (5%)	4.44	4.66	-
Emergency (14%)	12.43	15.40	(3.65)
Contingency (1%)	0.89	0.93	-
Total	17.75	20.99	(3.65)
Estimated General Fund Reserves at Fiscal Year End			17.35



CIP PROJECT FUND



FY 2020/21 CIP Reserves

- CIP Facilities Reserve:
 - \$3.8 million in budgeted projects
 - \$1.1 million available for future projects and City facility maintenance
- CIP General Reserve:
 - \$6.1 million in budgeted projects
 - \$3.6 million earmarked for future projects (\$13.7 million needed for current 5-year CIP Plan)

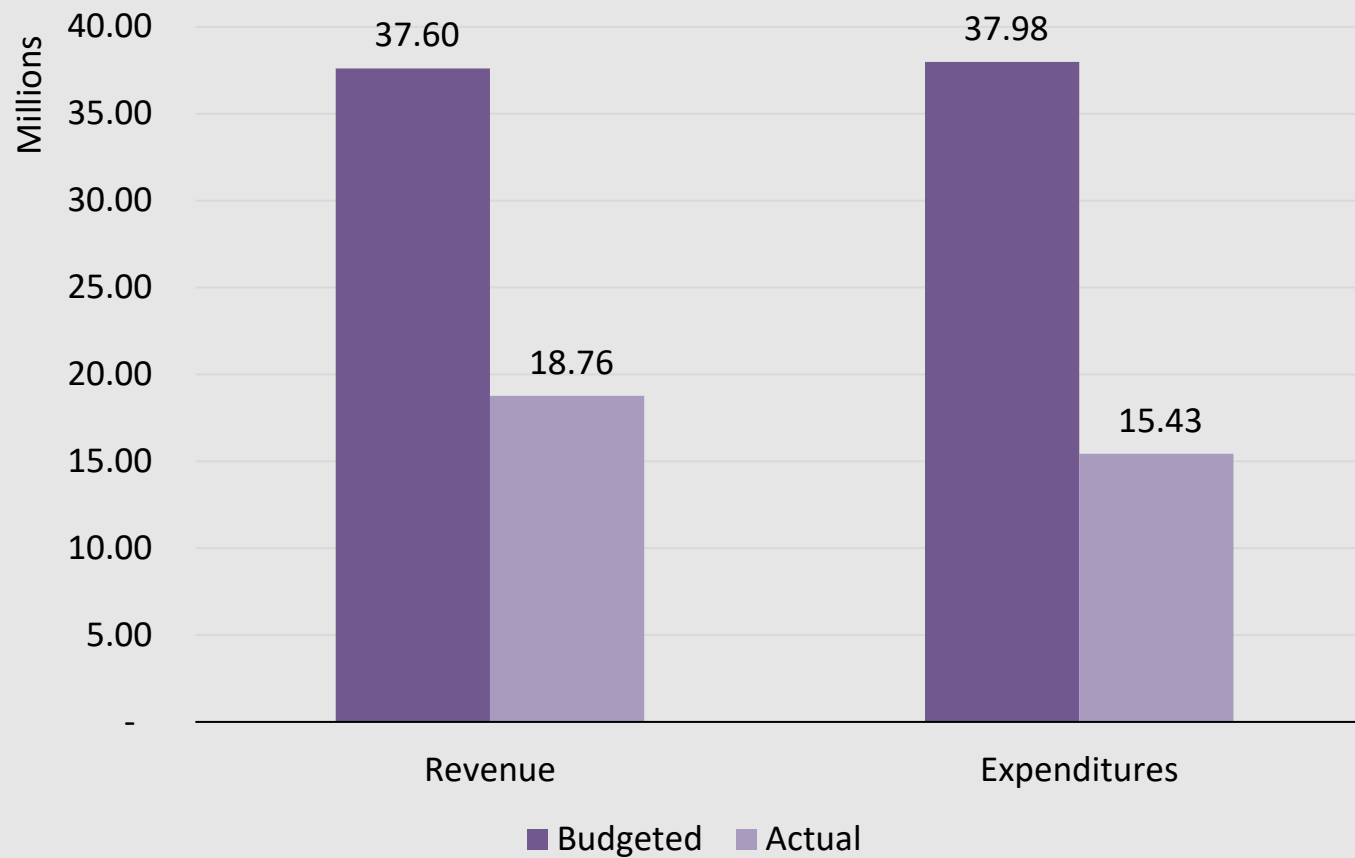


ENTERPRISE FUNDS

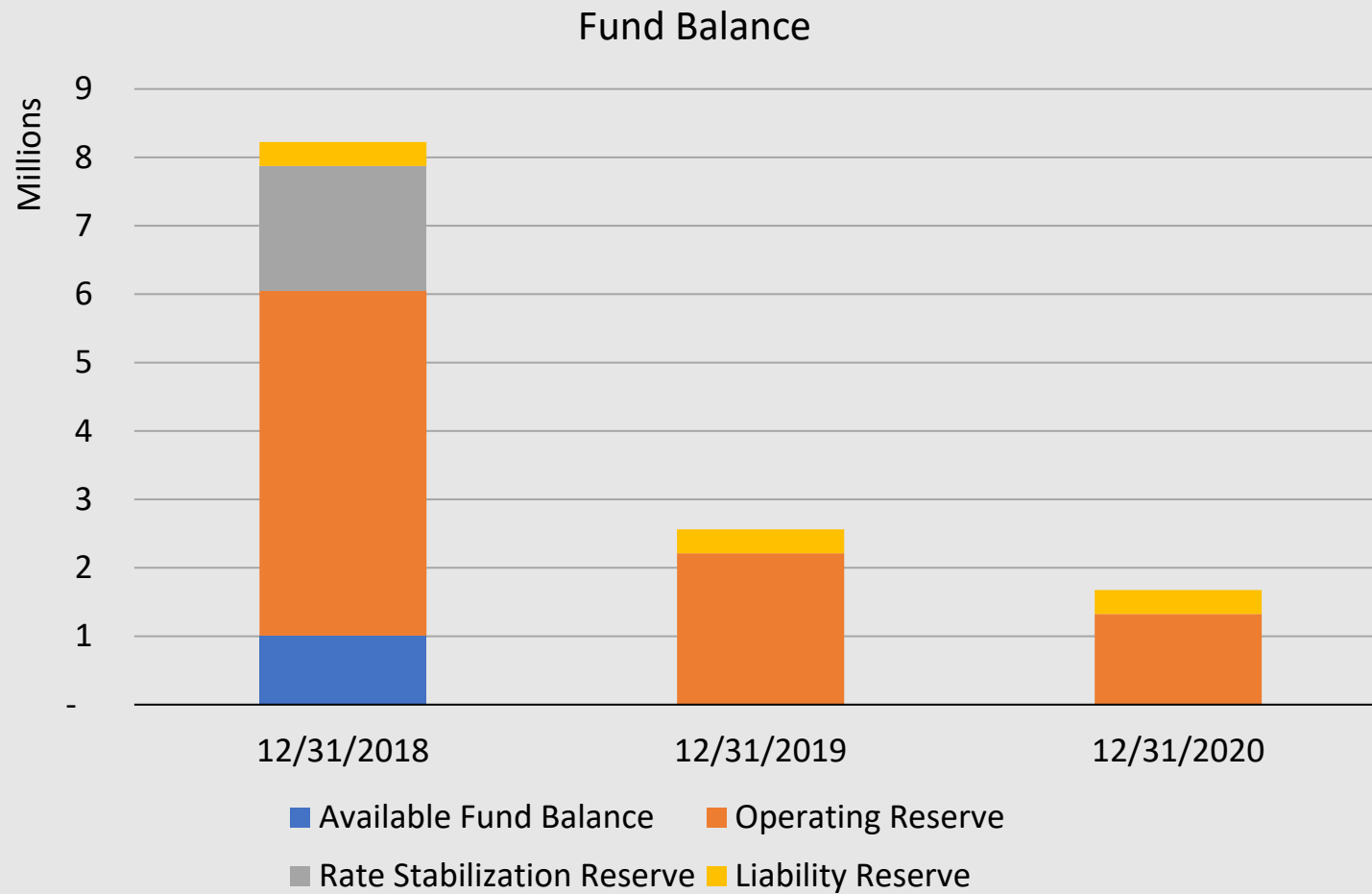


Enterprise Funds - SWR

Solid Waste and Recycling Funds as of 12/31/20



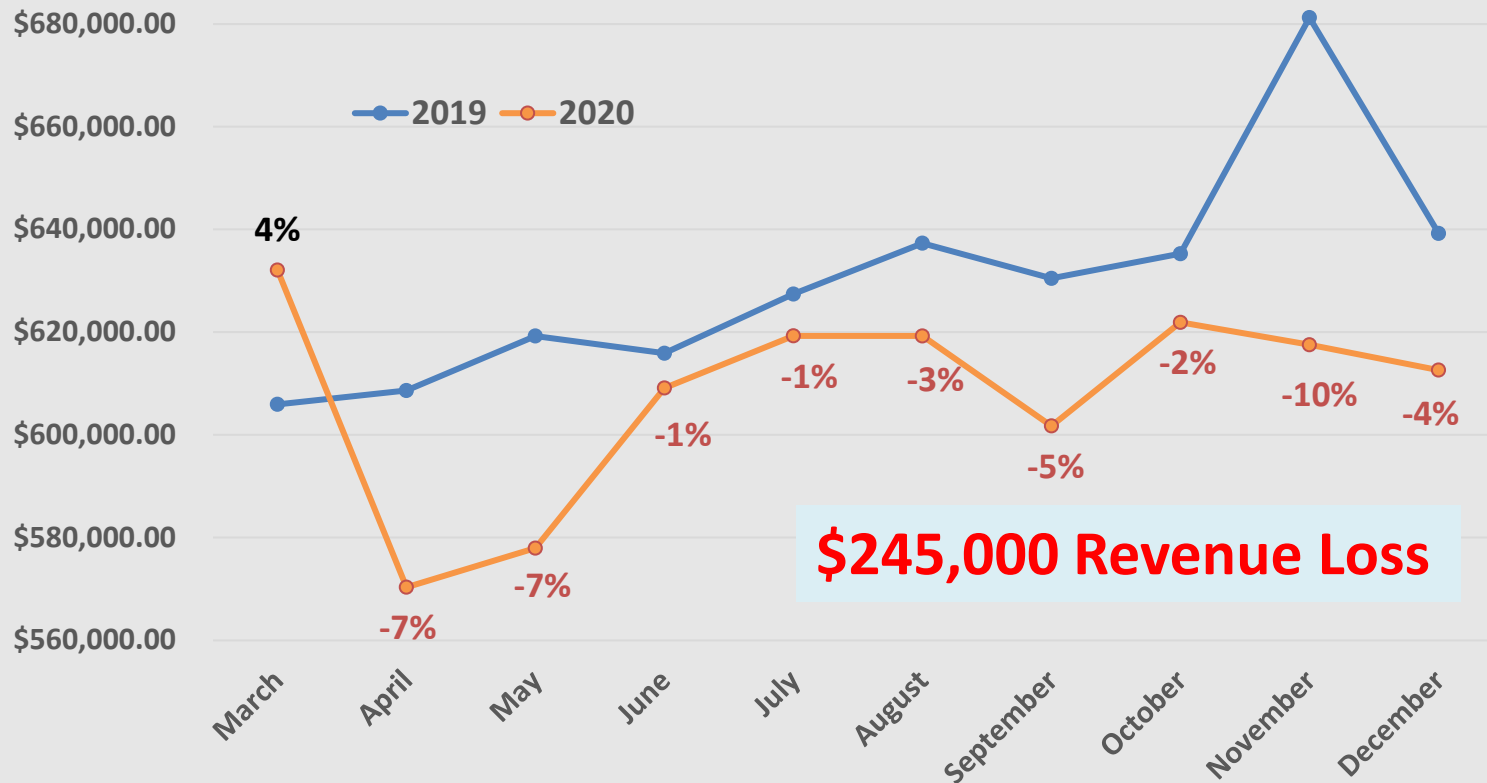
Enterprise Funds - SWR



Enterprise Funds - SWR

COVID Revenue Impact

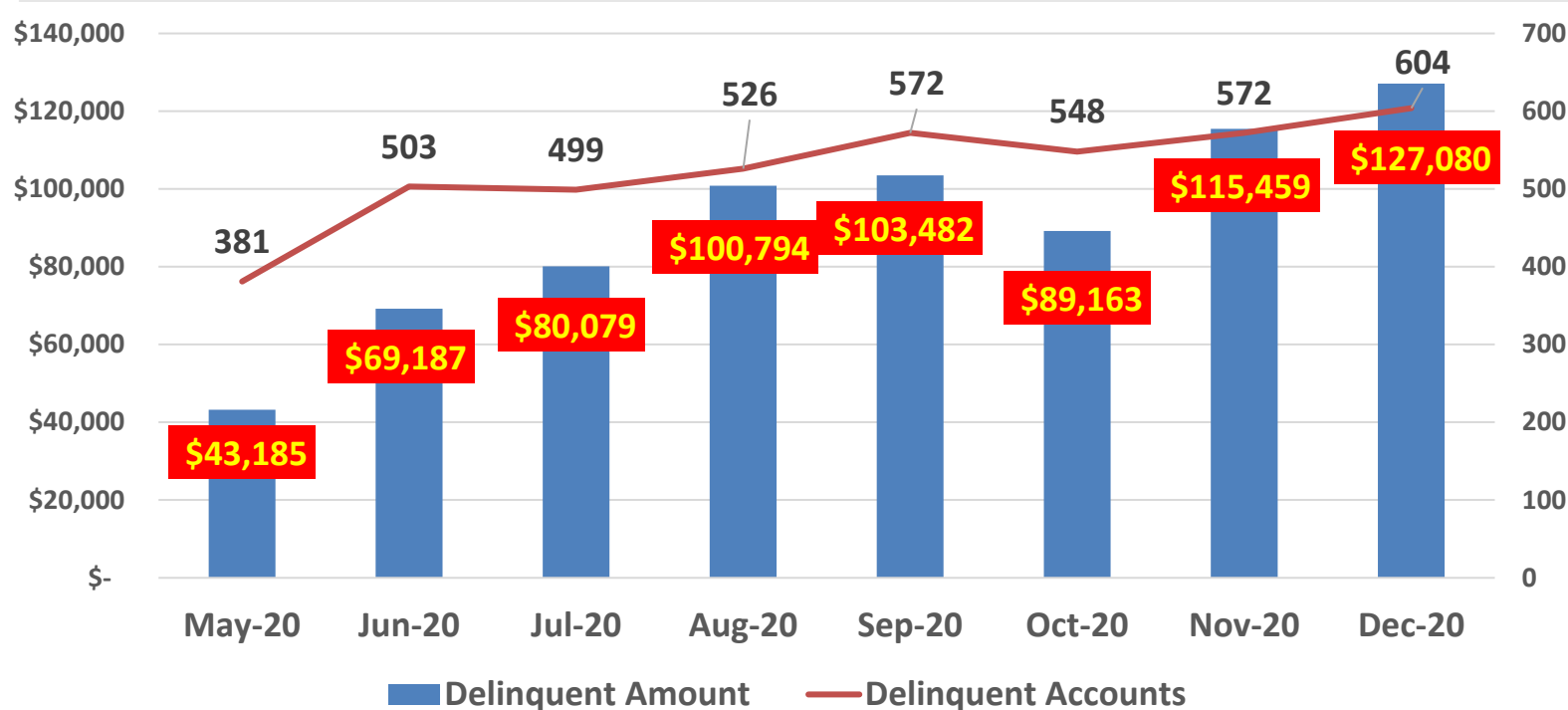
Commercial Revenue 2019 vs. 2020



*2019 revenue amounts adjusted by 2020 rate increase percentages to allow for current comparison



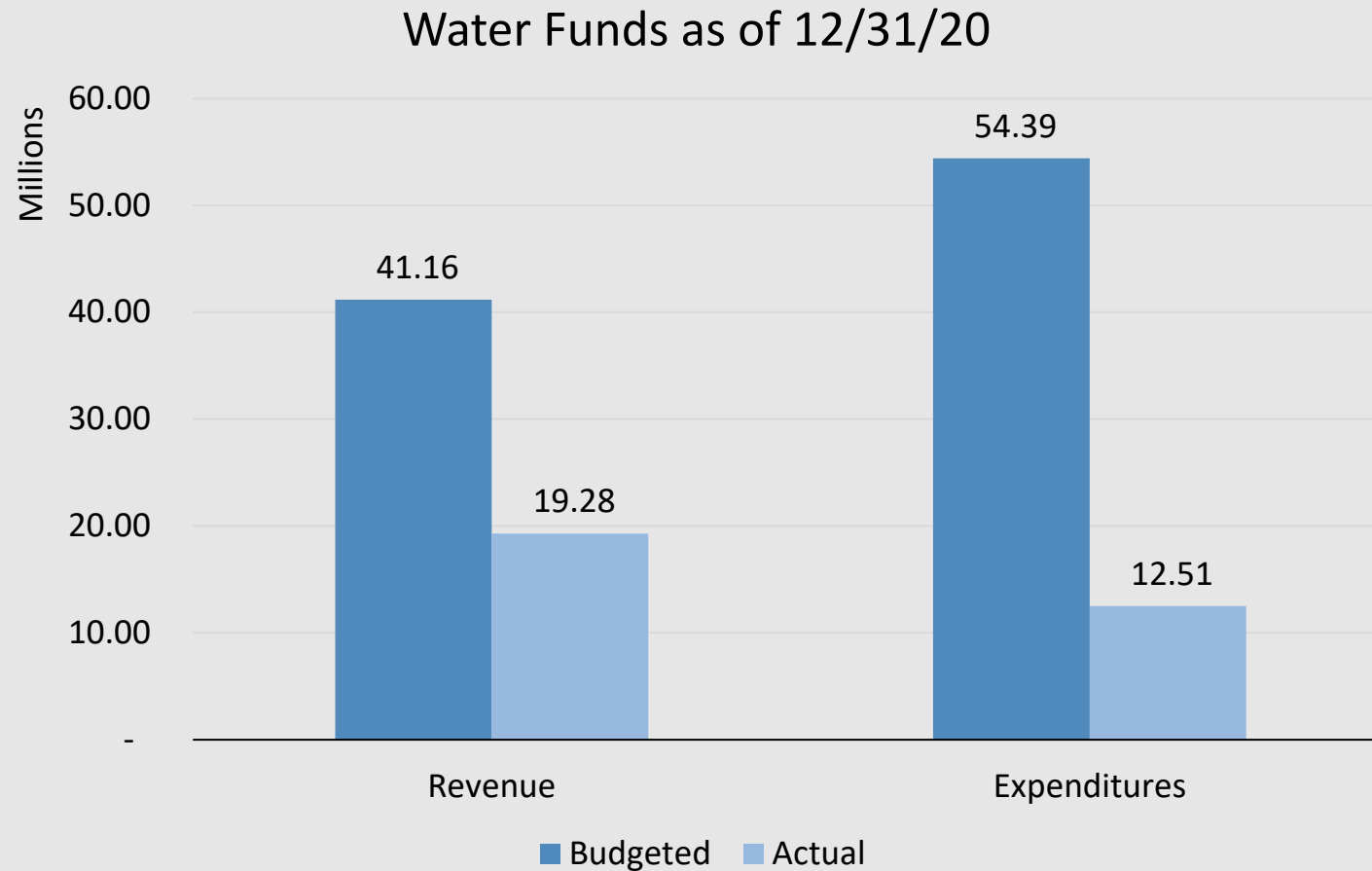
Enterprise Funds - SWR Delinquency Trend



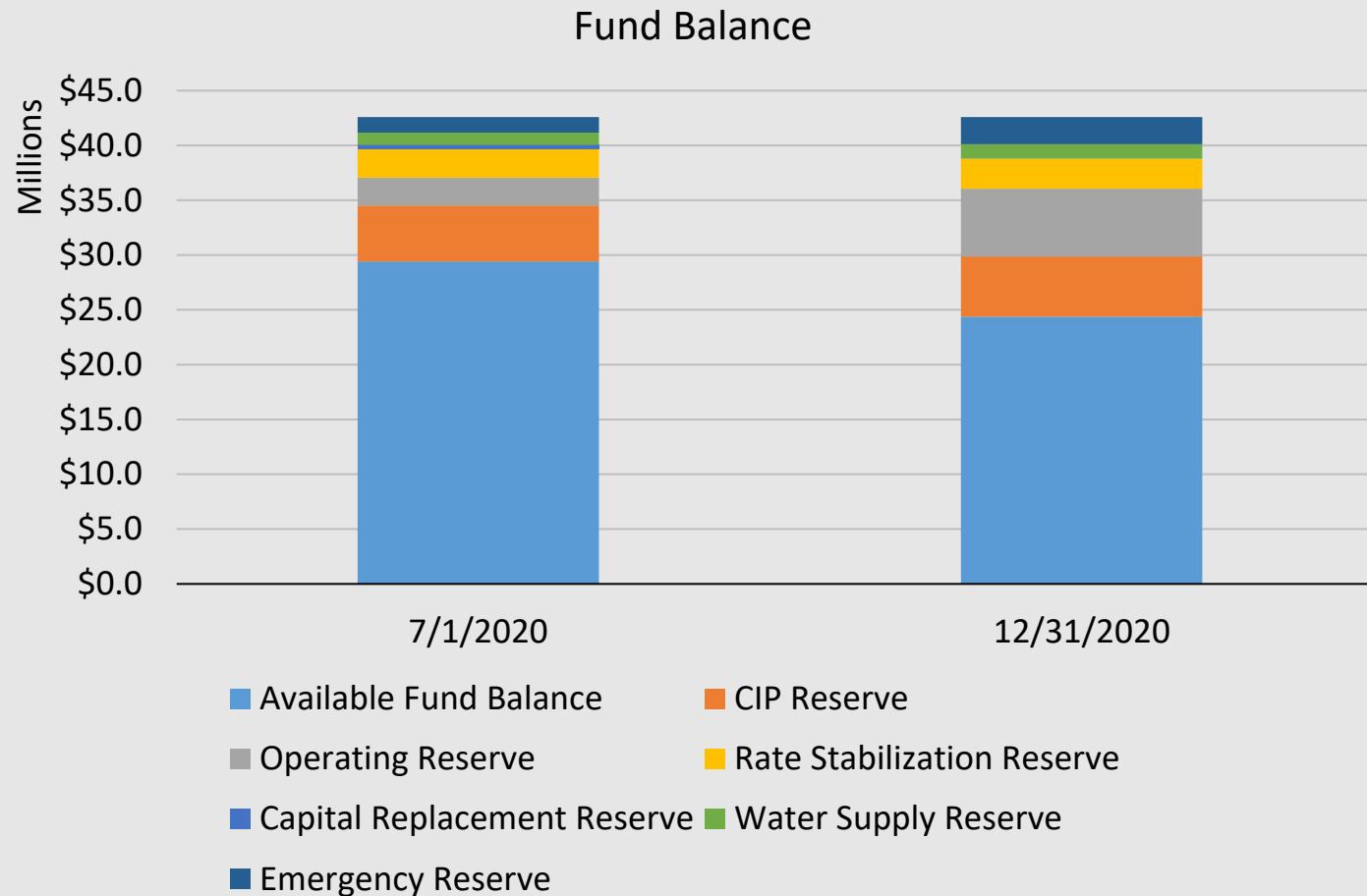
- Below COVID-19 projection of \$1.2 million
- Residential: 561 accounts, Average Bill = \$135
- Commercial: 40 Accounts, Average Bill = \$1,086



Enterprise Funds – Water

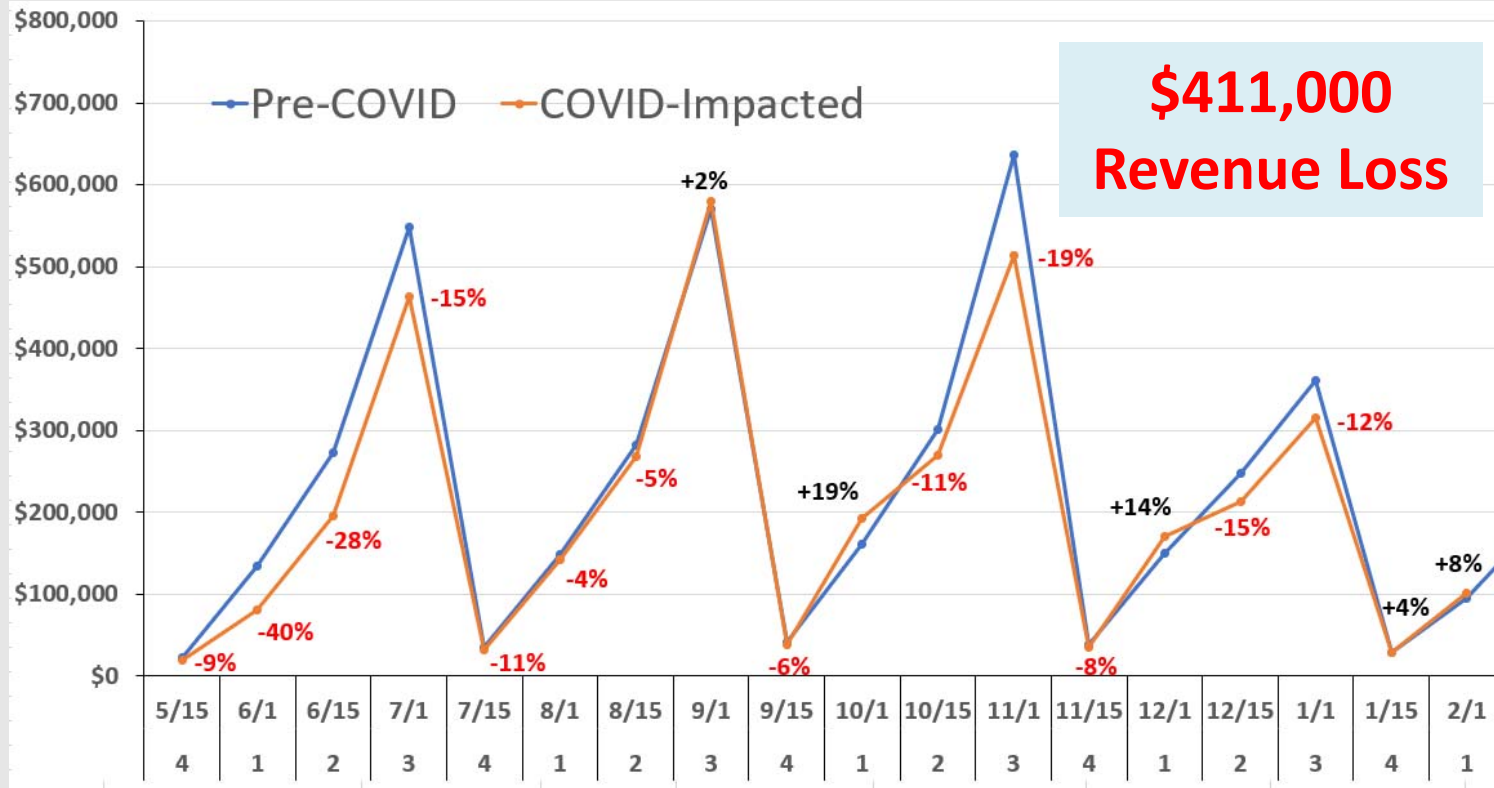


Enterprise Funds – Water



Enterprise Funds – Water

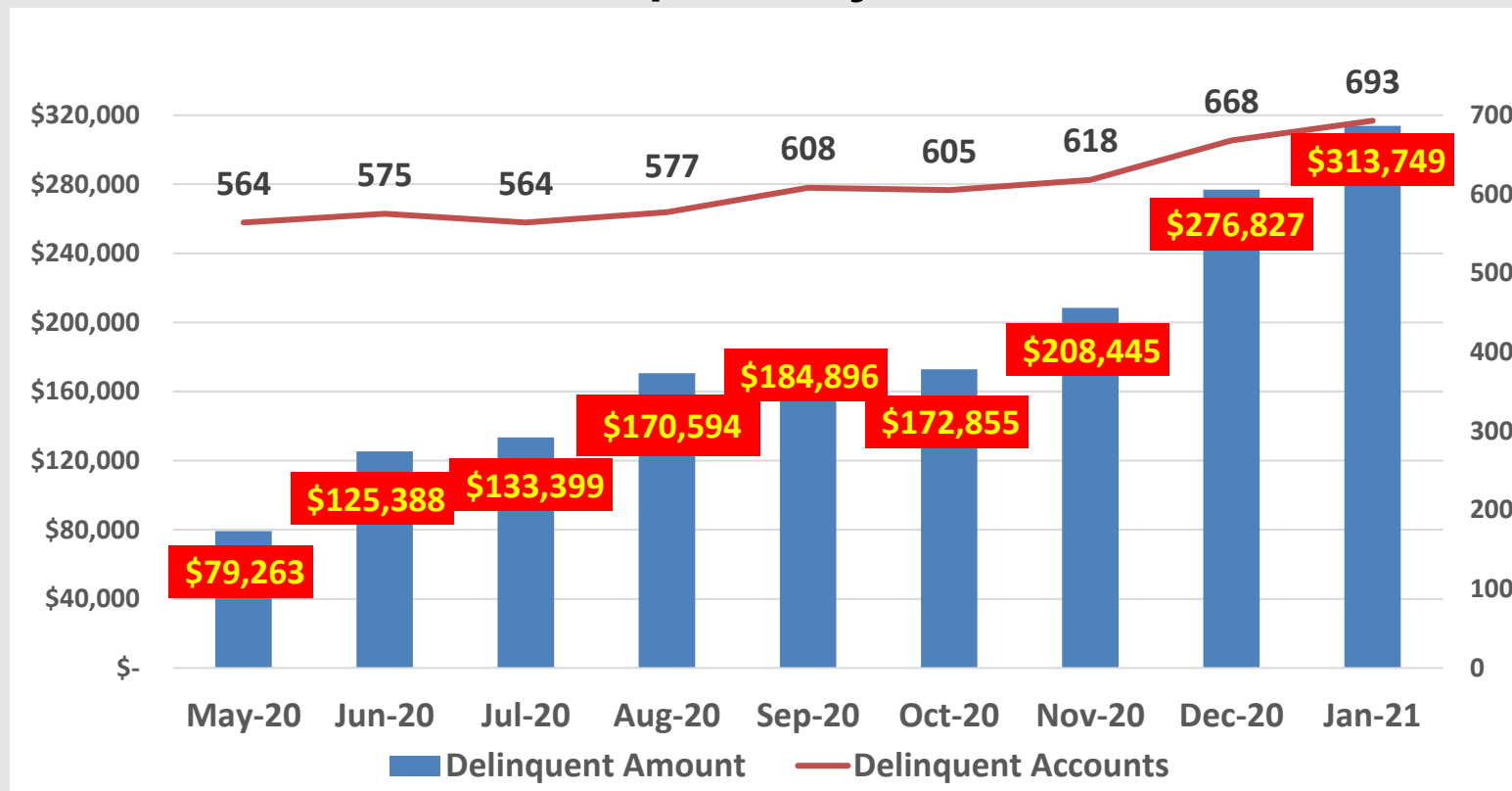
Commercial COVID Impact Tracking



*Pre-COVID revenue amounts adjusted by 2020 rate increase percentages to allow for current comparison



Enterprise Funds – Water Delinquency Trend



- Below COVID-19 projection of \$1.5 million
- Residential: 630 accounts, Average Bill = \$417
- Commercial: 63 Accounts, Average Bill = \$806



Requested Action

Move to:

- Receive and file the City's Mid-Year Financial Report
- Approve Budget Adjustment No. BE2102505; which would post an additional \$1.5 million of Excess ERAF revenue to the General Fund





Mid-Year Report FY 2019/20