



CITY OF NAPA

955 School Street
Napa, CA 94559
www.cityofnapa.org

MEETING MINUTES - Draft

CITY COUNCIL

Mayor Jill Techel
Councilmember Doris Gentry
Councilmember James Krider
Councilmember Peter Mott
Councilmember Scott Sedgley

Tuesday, December 19, 2017

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session

6:00 PM Evening Session

3:30 P.M. AFTERNOON SESSION

1. CALL TO ORDER: 3:30 P.M.

1.A. Roll Call:

Present: 5 - Councilmember Gentry, Councilmember Krider, Councilmember Mott,
Councilmember Sedgley, and Mayor Techel

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Roberts announced the following supplemental materials:
Item 6C: Letter dated December 18, 2017 from Howard and Melinda Speight.

3. SPECIAL PRESENTATIONS:

3.A. [1215-2017](#) Recognition of John Callanan, Fire Division Chief

Mayor Techel and Councilmembers read the Proclamation to honor Fire Division Chief John Callanan on the occasion of his retirement. Chief Callanan thanked City Council and staff.

4. PUBLIC COMMENT:

Harris Nuesbaum, resident, commented on the recent wildfires, the economy, and the difficulty of hiring contractors for home repairs.

James Hinton, resident, spoke in favor of AB 1506 and a local minimum wage ordinance.

5. CONSENT CALENDAR:

Approval of the Consent Agenda

A motion was made by Councilmember Mott, seconded by Councilmember Gentry, to approve the Consent Agenda with Items 5F and 5J pulled for discussion. The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Mott, Sedgley, and Techel

- 5.A.** [1225-2017](#) City Council Meeting Minutes
- Approved the December 5, 2017 Regular City Council Meeting Minutes.
- 5.B.** [1187-2017](#) 2018 City Council Calendar
- Adopted Resolution R2017-169 establishing the 2018 City Council Calendar, and approving the cancellation of regular meetings of the City Council on January 2, 2018, July 3, 2018, and November 7, 2018, and establishing a regular meeting of the City Council on November 13, 2018.
- Enactment No: R2017-169
- 5.C.** [1222-2017](#) Amendment to Processes for Hotel Use Permits and Design Review Permits
- Approved the second reading and final passage, and adopted Ordinance O2017-016 amending Napa Municipal Code Sections: 16.20.090 "Tentative Maps," 16.28.080 "Parcel Maps," 17.10.020 "Commercial Districts," 17.14.020 "Industrial Districts," 17.18.020 "Tannery Bend Mixed Use District," 17.20.020 "Gateway Mixed Use District," 17.58.020 "Applicability," 17.60.020 "Use Permits," 17.62.050 "Design Review Permits," 17.68.130 "Extensions," 17.68.140 "Amendments," and 17.68.170 "Expiration" Regarding Procedures for Processing Use Permits and Design Review Permits for Hotels and Non-Residential Projects; and determining that the actions authorized by this Ordinance are not subject to CEQA.
- Enactment No: O2017-016
- 5.D.** [1223-2017](#) General Plan Amendment and Rezoning for the Northern Portion of the Property Located at 1615 Second Street
- Approved the second reading and final passage, and adopt Ordinance O2017-017 amending the Zoning Map established under Section 17.04.050 of the Napa Municipal Code pertaining to the rezoning of the northern portion of the property located at 1615 Second Street from DN, Downtown Neighborhood District to DMU, Downtown Mixed Use District and determining that the actions authorized by this Ordinance were adequately analyzed by previous CEQA actions.
- Enactment No: O2017-017
- 5.E.** [1227-2017](#) Third Street Napa Development, LLC, Subdivision Final Map
- Adopted Resolution R2017-170 approving the Final Map of Third Street Napa Development, LLC, Subdivision also known as Register Square (Project No.

ENG16-0027) located at 1615 Second Street and 1728 Third Street, authorizing the Mayor to sign said Final Map, and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action.

Enactment No: R2017-170

5.F. [1224-2017](#) Medicinal and Adult-Use Cannabis Ordinance

Pulled for discussion.

A citizen (unidentified) requested this item to be pulled in order to reconsider the setback requirements.

There were no other requests to speak.

Discussion ensued regarding potential changes to the setback and the requirements and the potential need for a new Public Hearing. Councilmember Sedgley voiced support to reduce setback from 1000 feet to 600 feet as requested; Vice Mayor Mott stated he supported a conservative approach for the initial approval. Discussion ensued.

A motion was made by Vice Mayor Mott, seconded by Councilmember Krider, to approve the second reading and final passage, and adopt Ordinance O2017-018 amending Napa Municipal Code by adding Section 17.52.275: Medicinal and Adult Use Cannabis Regulations and Safety Ordinance; amending Sections 17.12.020 and 17.14.020 identifying medical cannabis retailers as subject to a cannabis establishment clearance in the OM, IL, and IP-C Districts; amending Section 17.14.020 identifying small cannabis manufacturers as subject to a cannabis establishment clearance in the IPA, IP-B and IP-C Districts; and determining that the actions authorized by this Ordinance are exempt from CEQA.

The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Mott, Sedgley, and Techel

Enactment No: O2017-018

5.G. [926-2017](#) Monthly Budget and Investment Statement

Received and filed the Monthly Budget and Investment Statement as of October 31, 2017.

5.H. [1217-2017](#) Designation of the City's Agents for Federal and State Financial Assistance

Adopted Resolution R2017-171 authorizing the Finance Director or Deputy City Manager or Public Works Administrative Services Manager as the authorized agents to execute for and in behalf of the City of Napa for all matters pertaining to State and Federal disaster assistance.

Enactment No: R2017-171

5.I. [1165-2017](#) Downtown Public Restrooms Construction Contract

Adopted Resolution R2017-172 authorizing the Public Works Director to award and execute a construction contract with Vila Construction Co. for the Downtown Restrooms - West Street and Main Street Parking Lots in the bid amount of \$165,416, authorizing the Public Works Director to approve contract amendments and charges for project services up to a total amount not to exceed \$198,500, authorizing a budget appropriation in the amount of \$150,000, and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2017-172

5.J. [1208-2017](#) Use of City Property for Verizon Wireless Communications Equipment

Pulled for discussion.

Eric Whan, Deputy Public Works Director, responded to questions regarding the use of property by Verizon. He explained that the agreement was non-exclusive and details regarding efficiencies and the potential of future public benefit.

Brief discussion ensued regarding traffic lights and future underground utilities.

Brad Chapman with Verizon Wireless addressed the aesthetics and future undergrounding of utilities. He stated the intent was to provide excellent service to the City while minimizing visual impacts.

A motion was made by Councilmember Gentry, seconded by Councilmember Mott, that the Approve an agreement with GTE Mobilnet of California Limited Partnership, dba Verizon Wireless, for use of City Property in connection with the operation of a wireless network, authorize the City Manager to execute the agreement on behalf of the City, and determine that the actions authorized by this item are exempt from CEQA. The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Mott, Sedgley, and Techel

5.K. [1221-2017](#) Public Improvement Grant Application for Curbs, Gutters, Sidewalks, and ADA Ramps and Repairs, near the proposed Manzanita Family Apartments Project at 2951 Soscol Avenue

Adopted Resolution R2017-173 authorizing the Public Works Director to execute the Affordable Housing and Sustainable Communities Implementation and Cooperative Agreement between Satellite Affordable Housing Associates (SAHA) and City of Napa.

Enactment No: R2017-173

6. CONSENT HEARINGS:

Mayor Techel stated there was a request by a citizen to pull Item 6C for discussion. There were no further items pulled for discussion.

Approval of the Consent Agenda

A motion was made by Councilmember Krider, seconded by Councilmember Sedgley, to approve the Consent Agenda with Item 6C pulled for discussion. The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Mott, Sedgley, and Techel

6.A. [1128-2017](#) Designation of Appointive Officer Employees in the City Manager's Office

Approved the first reading and introduction of an ordinance amending Napa Municipal Code Section 2.08.090 regarding the designation of appointive officer employees in the City Manager's Office.

6.B. [1154-2017](#) Annual Speed Limits Update

(1) Approved the first reading and introduction of an ordinance amending Napa Municipal Code Section 10.20.040 related to the establishment and enforcement of speed limits.

(2) Adopted Resolution R2017-174 determining that a Declared Speed Limit is justified based on an Engineering and Traffic Survey for identified City streets and roadway segments, and determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2017-174

6.C. [1173-2017](#) Extension of Approvals for Pietro Place a 171-Unit Multi-Family Development at 725/737 Central Ave. and 2263/2269 Soscol Avenue

Pulled for discussion.

City Council provided disclosures. Karlo Felix, Senior Planner provided the details of the request.

Mayor Techel asked the applicant to come forward to speak on the item.

The Applicant provided details of the apartment building and asked that Council approve the requested two-year extension to provide sufficient time to work on needed improvements.

Melinda Speight, Central Avenue, voiced concerns regarding traffic, parking and noise, and requested that future plans minimize those impacts and improve walkability.

A motion was made by Vice Mayor Mott, seconded by Councilmember Sedgley to close the Public Hearing. The motion was unanimously carried.

The Applicant stated that they were committed to listening to neighbors.

Brief Councilmember comments ensued.

A motion was made by Councilmember Krider, seconded by Councilmember Gentry, to adopt Resolution R2017-175 approving a two-year extension of the Use Permit, Design Review Permit, Tentative Map, and Sign Permit for the previously approved Pietro Place Project at 725 & 737 Central Avenue and 2269 & 2263 Soscol Avenue; and determining that the actions authorized by this resolution were adequately analyzed by the previously adopted mitigated negative declaration for Pietro Place. The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Mott, Sedgley, and Techel

Enactment No: R2017-175

7. COMMENTS BY COUNCIL OR CITY MANAGER:

No comments.

8. CLOSED SESSION:

8.A. [1234-2017](#)

City Attorney Barrett announced the Closed Session item:

CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6): City designated representatives: Mike Parness, Michael Barrett and Desiree Brun. Unrepresented employees: City Clerk, Community Development Director, Finance Director, Fire Chief, Human Resources Director, Parks and Recreation Services Director, Police Chief and Public Works Director.

CITY COUNCIL RECESS: 4:25 P.M.

6:00 P.M. EVENING SESSION

9. CALL TO ORDER: 6:00 P.M.

9.A. Roll Call:

Present: 5 - Councilmember Gentry, Councilmember Krider, Councilmember Mott, Councilmember Sedgley, and Mayor Techel

10. PLEDGE OF ALLEGIANCE:

11. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

None.

12. PUBLIC COMMENT:

There were no public comments.

13. COMMISSION INTERVIEWS AND APPOINTMENTS:**13.A. [1091-2017](#)** Planning Commission Membership

Planning Commission applicants were Interviewed in the following order: Alton Hoover, Beth Painter, Alex Myers, Michael Rogers, Paul Kelly, and Katherine Lambert.

After interviews, City Clerk Roberts announced results from Council tally sheets as follows:

Beth Painter (5 votes), Alexander Myers (5 votes) and Paul Kelley (3 votes). Mayor Techel and Vice Mayor Mott voted for Katherine Lambert. Mayor Techel called for the vote.

Appointed Beth Painter, Alexander Myers and Paul Kelley (Kelley being designated as a Design Professional), for terms beginning January 1, 2018 and ending December 31, 2019.

Aye: 5 - Gentry, Krider, Mott, Sedgley, and Techel

14. REPORT ACTION TAKEN IN CLOSED SESSION:

No reportable action.

15. CONSENT CALENDAR:

A supplemental written report was presented by the City Manager to amend the recommended resolution establishing compensation and benefits for City Executive Staff.

A motion was made by Councilmember Mott, seconded by Councilmember Sedgley, to approve the Consent Calendar. The motion carried by the following vote:

Aye: 5 - Gentry, Krider, Mott, Sedgley, and Techel

15.A. [1216-2017](#) Tentative Agreement between the City of Napa and the Napa Chief Fire Officers

Approved and adopted the Tentative Agreement between the City of Napa and the Napa Chief Fire Officers (NCFO) for the term January 1, 2018 through December 31, 2018, and authorize the City Manager to finalize a successor Memorandum of Understanding.

15.B. [1212-2017](#) Tentative Agreement between the City of Napa and Administrative, Managerial, and Professional Employees (AMP)

Approved and adopted the Tentative Agreement between the City of Napa and the Administrative, Managerial, and Professional Employees (AMP) for the term January 1, 2018 through December 31, 2019, and authorize the City Manager to

finalize a successor Memorandum of Understanding.

- 15.C. [1213-2017](#) Compensation and Benefits for City Unrepresented Management Staff
- Adopted Resolution R2017-176 approving revisions to compensation and benefits for City Unrepresented Management Staff, consistent with that implemented for the Administrative, Managerial and Professional Employees (AMP) per their Memorandum of Understanding for the term January 1, 2018 through December 31, 2019.**
- Enactment No: R2017-176

- 15.D. [1214-2017](#) Compensation and Benefits for City Executive Staff
- Adopted Resolution R2017-177 as amended approving revisions to compensation and benefits for City Executive Staff.**
- Enactment No: R2017-177

16. CONSENT HEARINGS:

- 16.A. [1226-2017](#) Mayor and Council Compensation
- Approved the first reading and introduction of an ordinance amending Section 2.04.110 of the Napa Municipal Code relating to the compensation of the Mayor and Council. The motion carried by the following vote:**
- Aye:** 5 - Gentry, Krider, Mott, Sedgley, and Techel

17. COMMENTS BY COUNCIL OR CITY MANAGER:

Council commented favorably on the Holiday Light Displays and wished all Happy Holidays.

18. ADJOURNMENT: 7:30 P.M.

Submitted by:

Dorothy Roberts, City Clerk