

## DRAFT

**REGULAR MEETING MINUTES  
FOR THE CITY COUNCIL OF THE CITY OF NAPA**

**SEPTEMBER 6, 2016  
3:30 PM Afternoon Session  
6:30 PM Evening Session**

City Hall Council Chambers  
955 School Street

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

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

**1.A Roll Call**

PRESENT: Inman , Sedgley, Mott, Luros, Mayor Techel

ABSENT: None

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

Deputy Clerk Sheldon announced the following Supplemental Report:  
Item 5A: PowerPoint presentation from staff.

**3. PUBLIC COMMENT:**

**4. CONSENT CALENDAR:**

Councilmember Inman and Councilmember Mott both announced recusal on Item 4F (First and Second Street Roundabout Amendment to Agreement with Omni Means) due to a financial conflict as both Councilmembers own property within 500 feet of the subject property.

Moved, seconded ( Sedgley / Luros ) to approve consent calendar as presented with Councilmembers Mott and Inman recusing on Item 4F as stated above.

Motion carried:

AYES: Inman, Sedgley, Mott, Luros, Mayor Techel

NOES: None

ABSENT: None

*RECUSED: Inman and Mott on Consent Item 4F*

**4.A Approve August 16, 2016 Regular City Council Meeting Minutes**

Approved August 16, 2016 Regular City Council Meeting Minutes

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**4.B Ordinance amending the contract between the Public Employees Retirement System and the City Council of the City of Napa.**

Approved the second reading and final passage, and adopted Ordinance O2016-11 to amend the contract between the City of Napa and the Board of Administration of the California Public Employees Retirement System (CalPERS) to provide for miscellaneous, police safety and public safety Executive staff sharing employer costs towards pension benefits.

**4.C Gann Appropriation Limits for Fiscal Year 2016-17**

Adopted Resolution R2016 116 establishing the Gann appropriations limit for Fiscal Year 2016-17.

**4.D Amendment 1 to Agreement C2015 177 with V. Dolan Trucking**

Authorized the Public Works Director to execute an amendment to agreement C2015 177 with V.Dolan Trucking for Fiscal Year 2016/17 by \$200,000 for trucking services to haul materials for City operations.

**4.E Agreements for On-Call Civil Engineering Services**

Approved individual two-year agreements with Bartelt Engineering, Foulk Civil Engineering, Inc., GHD, Inc., and Omni-Means Engineering Solutions for task order based on-call civil engineering services, each in an amount not to exceed \$250,000 and authorize the Public Works Director to execute the agreements.

**4.F Amendment to Agreement No. C2013 452 with Omni Means Engineers and Planners, LTD**

Approved Amendment No. 2 to Agreement No. C2013 452 with Omni-Means Engineers and Planners, Ltd. in the amount of \$25,418 for a total contract amount not to exceed \$1,570,512 to cover the costs associated with the Archaeological Extended Phase I study (XPI) and obtain pedestrian counts and analysis related to the proposed First and Second Street Roundabouts Project, authorize the Public Works Director to execute the amendment, and determine that the project was the subject of previous CEQA analysis.

***RECUSED: Councilmembers Inman and Mott***

**4.G Amend Classification Plan by Adopting Revisions to Class Spec for Class of Housing Rehabilitation Specialist & Abolish Housing Services Specialist**

Adopted Resolution R2016-117 amending the City Classification Plan by Adopting Revisions to the Classification Specification for the Class of Housing Rehabilitation Specialist and Abolish the Classification of Housing Services Specialist

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**4.H Amend the Classification Plan by Adopting the Class Spec and Salary Range for the Class of Police Property Technician**

Adopted Resolution R2016-118 amending the City Classification Plan by adopting the new classification and salary range for the class of Police Property Technician.

**4.I Vista Tulocay Apartments a 282 Unit Apartment Project Located on the Property West of 467 Soscol Avenue**

Approved the second reading and final passage of Ordinance O2016-12 amending the requirement for on-street parking for Entry Way and North Drive; and approved the second reading and final passage and adopted Ordinance O2016-13 establishing a Development Agreement between the City of Napa and Napa Vista Tulocay, LLC.

**4.J Joining the CSCDA Open PACE Program**

Adopted Resolution R2016-119 authorizing the inclusion of properties within the City of Napa in the California Statewide Communities Development Authority Open PACE Programs; authorizing the California Statewide Communities Development Authority to accept applications from property owners, conduct contractual assessment proceedings and levy contractual assessments within the City; and authorizing related actions.

**5. ADMINISTRATIVE REPORTS:****5.A Construction Contract for the Fire Station No. 5 Project**

Ernie Cabral, Associate Civil Engineer provided the PowerPoint presentation to review the project.

Discussion and questions ensued by members of Council concerning the increases in construction costs, the causes for the various delays including the discovery of contaminated soil and the remediation thereof, the trends in costs in contracting, the bid process, cost differentials and local preference contractor issues.

Moved, seconded ( Mott / Inman ) to adopt Resolution R2016-120 authorizing the Public Works Director to award and execute a construction contract to Diede Construction, Inc., for the Fire Station No. 5 Project and authorizing a budget appropriation.

Motion carried:

AYES: Inman, Sedgley, Mott, Luros, Mayor Techel

NOES: None

ABSENT: None

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**6. CONSENT HEARINGS:****6.A TEFRA Hearing for Napa Park Homes**

Vice Mayor Luros announced that Napa Valley Community Housing is a client of hers in her professional capacity as an attorney and therefor she must recuse due to a financial conflict.

Mayor Techel called for any member of the public to speak on the issue, there being none; the Consent Hearing was opened and closed without comment.

Moved, seconded ( Inman / Mott ) to adopt Resolution R2016-121 authorizing issuance of the California Municipal Finance Authority Revenue bonds in an aggregate principal amount not to exceed \$45,000,000 to finance the acquisition, rehabilitation, improvement and equipping of a 140-unit multifamily rental housing facility for the benefit of Napa Park Homes, Inc. or an affiliate thereof.

Motion carried:

AYES: Inman, Sedgley, Mott, Mayor Techel

NOES: None

ABSENT: None

RECUSED: Vice Mayor Luros

**7. COMMENTS BY COUNCIL OR CITY MANAGER: None.****8. CLOSED SESSION:**

City Attorney Barrett announced the following Closed Session items:

Councilmember Inman announced her recusal on Item 8A due to a Conflict of Interest under Government Code Section 87100.

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

**8.B PUBLIC EMPLOYEE PERFORMANCE EVALUATION:** Title: City Attorney (Government Code section 54957).

**CITY COUNCIL RECESS: 4:13 P.M.**

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

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**9. CALL TO ORDER:****9.A Roll Call**

PRESENT: Inman , Sedgley, Mott, Luros, Mayor Techel

ABSENT: None

**10. PLEDGE OF ALLEGIANCE:****11. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

Deputy City Clerk Sheldon announced the following supplemental communication:

Item 14 A: PowerPoint presentation by staff. .

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

City Attorney Barrett stated that Councilmember Inman recused on Item 8A; Council voted unanimously (4-0/ Inman recusal) to initiate litigation in one case, the details of which would become public once action is commenced and served and available upon request.

**13. PUBLIC COMMENT:**

James Hinton, resident – spoke about Proposition 64 the statewide Proposition to legalize cannabis.

**14. ADMINISTRATIVE REPORTS:****14.A Update on the Status of Key Capital Improvement Projects**

John Ferons, Senior Civil Engineer, provided information regarding status of key current Capital Improvement Program (CIP) projects.

Council discussion ensued. There was no action; Item was informational in nature.

**15. COMMENTS BY COUNCIL OR CITY MANAGER: None****16. ADJOURNMENT: 7:15 P.M.**

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Dorothy Roberts, City Clerk