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

September 20, 2016

3:30 P.M. - (No 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: Mott, Inman, Sedgley, Luros, Mayor Techel

ABSENT: None

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

Mayor Techel announced due to lack of business, there would be no Evening Session for this Council meeting.

City Clerk Roberts announced the following Supplemental Reports:

Item 6.A.: PowerPoint presentation by city staff.

Item 6.B.: PowerPoint presentation by city staff.

Attachment 1 – Draft Evaluation Criteria (Updated).

Attachment 1 – Draft Evaluation Criteria (Redline Version).

Item 7.A. : PowerPoint presentation by city staff.

Request by staff to amend Paragraph 6 of the Resolution to read:

“This Resolution shall take effect immediately upon its adoption, as a documentation of the final action taken by Council. The parking impact fee established by this resolution shall be effective November 21, 2016.”

3. SPECIAL PRESENTATIONS:

3.A Proclamation "Bay Day"

The Proclamation designating October 1, 2016 “Bay Day in the City of Napa was read by City Council. Mayor Techel presented the proclamation

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to "Friends of the Napa River", representatives. Shari Gardner, speaking on behalf of the Friends announced they would be sponsoring a Concert on the River on October 8th.

4. PUBLIC COMMENT:

Robert Zanardi, resident, announced that the Napa High Choir would have a "Singing in the Spotlight" event September 25th; he then asked for follow-up regarding the status of the connection between First and Third Street. City Manager Parness stated there were plans for future connections; staff would follow-up with Mr. Zanardi.

5. CONSENT CALENDAR:

Councilmember Inman announced that she would vote "No" on Item 5E since she had voted against the issue previously.

Moved, seconded (Sedgley / Luros) to approve Consent Calendar as presented with Councilmember Inman voting no on Item 5E; the modifications to the Parking and Business Improvement Area 1, Benefit Zone 1.

Motion carried:

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

NOES: None

ABSENT: None

5.A City Council Meeting Minutes

Approved the September 6, 2016 Regular City Council Meeting Minutes.

5.B Appointments to the City of Napa Bicycle and Trails Advisory Commission

Appointed incumbents Joel King and Jeremy Sill, and new member Jimmy Kawalek, to the Bicycle and Trails Advisory Commission.

5.C Appointments to the Board of the Housing Authority of the City of Napa

Appointed incumbents Johanna Moore and Carol Hamilton to fill the two tenant representative seats of the Board of Commissioners for the Housing Authority of the City of Napa.

5.D Appointments to the City of Napa Tree Advisory Commission

Appointed incumbents Chris Sauer and Seth Pare-Mayer to the Tree Advisory Commission.

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5.E Resolution Scheduling Hearing to Modify the Boundary, Revenue Purpose, and Name of Parking and Business Improvement Area 1, Benefit Zone 1 (2005)

Adopted Resolution R2016-122 to modify the Parking and Business Improvement Area 1, Benefit Zone 1 (2005), by: (1) Renaming the area the "Downtown Parking Assessment Area", (2) Amending the Boundaries to add six new parcels, (3) Amending Allowable Uses of Assessment Revenue to Include Parking Maintenance, and (4) Fixing the Time and Place of a Public Meeting and Public Hearing and Giving Notice Thereof.

Councilmember Inman voted NO.

5.F Agreement for Services with FME Architecture + Design to Prepare a Master Plan for the CineDome Focus Area

Authorized the City Manager to execute an agreement with FME Architecture + Design in an amount not to exceed \$211,500 to prepare a master plan for the CineDome Focus Area.

Prior to moving to the next order of business, Mayor Techel acknowledged those in attendance that had been reappointed to Boards and Commissions.

Councilmembers Inman and Mott briefly commented on the new Nomination Committee process for Board and Commission appointments.

6. ADMINISTRATIVE REPORTS:

6.A Revenue Bond Issuance for Covered Compost System and Other Capital Improvements at City's Materials Diversion Facility

Roberta Raper, Finance Director provided the staff report.

Council comments ensued. It was noted the bonds were assessed as "Green" and rated Double A.

In response to a question by Vice Mayor Luros, Bond Counsel Chris Lynch from Jones Hall provided more details, and stated it was a favorable time for the issuance of taxable bonds, which would not significantly affect the project or budgeting costs.

Further Council discussion ensued.

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Moved, seconded (Luros / Inman) to adopt Resolution R2016-123 authorizing the issuance and sale of solid waste revenue bonds, in an amount not to exceed \$12,500,000, for the purpose of financing the costs of acquisition and construction of Capital Improvements at the City's Materials Diversion Facility, approving an Indenture of Trust, a Continuing Disclosure Certificate, and an Official Statement, and authorizing Related Matters.

Motion carried:

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

NOES: None

ABSENT: None

6.B Consideration of the Establishment of Evaluation Criteria for Proposals for the Public Safety and City Services Building Project (FC15PW02)

City Manager Parness provided the staff report reviewing key issues including project goals, the timeline, the Request for Proposal (RFP) structure, and next steps. He then reviewed the proposed evaluation criteria, noting that pricing and structure had the highest weight.

After the presentation, discussion ensued regarding several issues including the relocation of Fire Station 1 and the importance of the local economy and housing affordability. City Manager Parness stated that the housing component is included for any private development, and with more affordability, the greater the credit the proposers will receive.

City Manager Parness stated that a stipend of \$50,000 had been identified to compensate the proposers for technical requirements needed in order to respond to the City as required. As more discussion ensued, it became apparent that the stipend would not be sufficient for the work that would be required by those responding to the RFP. He stated staff suggests increasing that amount to \$100,000. He reminded Council that the compensation will only be paid if the proposers meet all the stated requirements.

Further discussion ensued. Mayor Techel asked the City Clerk if speaker cards had been submitted, the Clerk stated there were no requests to speak.

City Council discussion ensued regarding the project itself, the evaluation criteria, the Fire Station relocation, the LEED Gold Certification, sustainability, the process, and the importance of the housing and affordability. Positive comments were made about the

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"wow" factor criteria, and Council stressed that the building should be an attractive and sustainable asset.

Vice Mayor Luros stated she recommended changing the evaluation criteria to reflect a decrease of Pricing and Structuring to 25% and an increase of Public Facility to 30%.

Mayor Techel stated she was pleased to see Housing and Workforce housing rater higher.

Councilmember Mott cautioned the Fire Station should not be relocated much further west, in order to maintain response time to Alta Heights.

Discussion ensued regarding Vice Mayor's suggestion to change the percentages in the evaluation criteria; there was general support; however both Councilmembers Mott and Sedgley stated they believed there was sufficient flexibility built in the criteria.

Vice Mayor Luros and Councilmember Inman both strongly supported changing the evaluation criteria as previously stated; Councilmember Inman stressed the importance of design and sustainability.

Moved, seconded (Luros / Inman) to direct staff to establish Criteria for Evaluation of Proposals for the Design, Construction, Operation, and Financing of a Public Safety and City Services Building Project, and for the Privately Funded Development of Excess City Property, and to exchange the evaluation criteria from 25 to 30 percent for Public Facilities and from 30 to 25 for Pricing and Structuring.

Motion carried:

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

NOES: None

ABSENT: None

7. PUBLIC HEARINGS/APPEALS:

7.A Second Reading of Ordinance/Resolution Adopting Parking Impact Fee

Economic Development Manager Jennifer LaLiberte provided the staff report.

Council disclosures were provided. Mayor Techel called for public comment.

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Thomas Hodge, resident, voiced that he had stated before his opinion that the fee was unfair and cited that some businesses were not subject to the fee. He asked Council to consider phasing in the fee.

There was no further public comment.

Vice Mayor Luros asked how Council could avoid the sharp increases in the future. Both Ms. LaLiberte and City Attorney Barrett responded.

Councilmember Mott added at the time of the initial approval, the City of Napa was experiencing the need to grow downtown vitality and economy.

In response to a question by Councilmember Sedgley, Ms. LaLiberte stated the parking requirements do not consider the use of the structure but rather square footage.

Moved, seconded (Mott / Inman) to approve the second reading and final passage, and adopt Ordinance O2016-14 amending Napa Municipal Code Chapter 15.94 relating to the procedures for the Parking Impact Fee; and Approve Resolution R2016-124 adopting a Parking Impact Fee for Non-Residential Development in the Parking Exempt District, with the amendment to paragraph six of the Resolution to correct the effective date for the fee to November 21, 2016;

Motion carried:

AYES: Mott, Inman, Sedgley, Luros, Mayor Techel
 NOES: None
 ABSENT: None

7.B Consolidated Annual Performance Evaluation Report (CAPER)

Stephanie Gaul, Management Analyst Community Development Department presented the details of the CAPER.

Mayor Techel opened public hearing; no one came forward to speak.

Moved, seconded (Inman / Luros) to close the Public Hearing.

Motion carried:

AYES: Mott, Inman, Sedgley, Luros, Mayor Techel
 NOES: None
 ABSENT: None

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Moved, seconded (Inman / Luros) to adopt Resolution R2016-125 authorizing the approval of the Consolidated Annual Performance Evaluation Report (CAPER) with the addition of public hearing comments and authorizing staff to submit the report to HUD.

Motion carried:

AYES: Mott, Inman, Sedgley, Luros, Mayor Techel
 NOES: None
 ABSENT: None

8. **COMMENTS BY COUNCIL OR CITY MANAGER:** None.

9. **CLOSED SESSION:**

City Attorney Barrett read the following Closed Session Item.

9.A Conference with Real Property Negotiators (Government Code section 54956.8): Property: Approximately 0.5 acre parcel at the southeast corner of Randolph Street and Second Street (APN 003-212-001). City Negotiators: Mike Parness, Rick Tooker, Michael Barrett, Jeff Freitas, Jack LaRochelle. Negotiating Parties: City of Napa, and James Keller. Under Negotiation: price and terms of payment.

In response to a question by Mayor Techel, City Attorney Barrett stated he did not anticipate any reportable action from the Closed Session.

ADJOURNMENT: 5:15 P.M.

 Dorothy Roberts, City Clerk