



# CITY OF NAPA

## ATTACHMENT 2

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

## MEETING MINUTES - Draft

### CITY COUNCIL

*Mayor Jill Techel*  
*Vice Mayor Peter Mott*  
*Councilmember Doris Gentry*  
*Councilmember Jim Krider*  
*Councilmember Scott Sedgley*

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Tuesday, August 21, 2018

3:30 PM

City Hall Council Chambers

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**3:30 PM Afternoon Session**  
**No Evening Session**

### 3:30 P.M. AFTERNOON SESSION

#### 1. CALL TO ORDER:

##### 1.A. Roll Call:

**Present:** 4 - Councilmember Gentry, Councilmember Sedgley, Vice Mayor Mott, and Mayor Techel

**Absent:** 1 - Councilmember Krider

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

City Clerk Roberts announced the following:

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

Request from staff to move Item 6D after Item 7A.

##### **4. PUBLIC COMMENT:**

Communication from Dalton Piercey regarding "The Napa Music Industry" dated August 2018.

PowerPoint presentations by city staff for the following items:

**6.A. Fiscal Year 2017-18 Fourth Quarter Report Without Financials**

**6.B. Inclusionary Housing Program.**

**6.C. Emergency Storm Drain Repair of Minahen Street**

**7.A. Formation of the City of Napa Industrial Development Authority.**

#### 3. SPECIAL PRESENTATIONS: None.

**4. PUBLIC COMMENT:**

Dalton Piercy, resident, stated the professional music industry should be recognized as a strong tourist industry in the City of Napa.

Lin Marie deVincent, representing the Napa Neighborhood Association opposing the placement of small cell antennas, submitted a petition signed by 29 residents against the placement of small cell antennas, and stated the full body of Council should attend the workshop scheduled for the following day.

Clark Brandt, resident, stated there were two areas that obscure the view of drivers and pedestrians: a temporary fence on Soscol Avenue, north of Kansas Street, and the liquid amber tree stump on South Terrace.

James Hinton, resident, stated if there are short City Council meetings scheduled, the Afternoon Session should be canceled rather than the evening session; he also asked that the City Council to develop trucked water policies.

Mayor Techel asked staff to provide the water policy to Mr. Hinton. She then responded to Ms. deVincent's concerns regarding the workshop and stated it was informational only and if a majority of Councilmembers were to attend, it would need to be cancelled and a City Council meeting meeting scheduled.

**5. CONSENT CALENDAR:**

Approval of the Consent Agenda

**A motion was made by Vice Mayor Mott, seconded by Councilmember Gentry, to approve the Consent Agenda. The motion carried by the following vote:**

**Aye:** 4 - Gentry, Sedgley, Mott, and Techel

**Absent:** 1 - Krider

**5.A.**     [1517-2018](#)     City Council Meeting Minutes

**Approved the July 30, 2018 Special Meeting Minutes and the August 7, 2018 Regular City Council Meeting Minutes.**

**5.B.     [1504-2018](#)     Public Art Steering Committee Membership**

**(1) Appointed Evy Warshawski as Practicing Professional to the Public Art Steering Committee for term beginning immediately and ending June 30, 2020; and**

**(2) Appointed Jennifer Abram and Doreen Schmid as members at-large to the Public Art Steering Committee for terms beginning immediately and ending June 30, 2020.**

**5.C.     [1513-2018](#)     Forgiveness of Housing Loans**

**Adopted Resolution R2018-107 authorizing the City Manager to forgive housing loans, based on inadequate notice, for properties located at 1350 Pueblo Avenue (\$6,485.88), 133 Garth Street (\$11,500), and 150 Silverado Trail #8 (\$12,624), and accrued interest of \$1,692.28.**

Enactment No: R2018-107

**5.D.     [1472-2018](#)     Downtown Pedestrian Wayfinding Signage Program**

**Adopted a Resolution R2018-108 approving amendments to the Downtown Pedestrian Wayfinding Signage Program (DPWSP) Guidelines; authorizing the City Manager to execute an “Agreement for Services” with the Napa Downtown Merchants and Professional Association to manage and maintain the DPWSP; and determining that the actions authorized by this Resolution are exempt from CEQA.**

Enactment No: R2018-108

**5.E.     [1506-2018](#)     Monthly Budget and Investment Statement**

**Received and filed the Monthly Budget and Investment Statement as of June 30, 2018.**

**5.F.     [1522-2018](#)     Traffic Safety Program Grant Funding**

**Adopted Resolution R2018-109 authorizing acceptance of a grant from the Office of Traffic Safety, State of California, and authorizing a budget appropriation of \$100,000 for the Selective Traffic Enforcement Program Grant for Fiscal Year 2018-2019.**

Enactment No: R2018-109

**6. ADMINISTRATIVE REPORTS:**

- 6.A.**     [1491-2018](#)     Fiscal Year 2017-18 Fourth Quarter Report without Financials and Fiscal Year 2018-19 Project Tracking List

Desiree Brun, Deputy City Manager, provided the staff report.

City Council questions ensued, including parking issues, water, the Linda Vista Bridge project, and bike patrol.

Ms. Brun explained how the project status and projects move forward. Council asked that if the projects will move to another fiscal year that they not be shown as "withdrawn". Ms. Brun stated the City will be changing the software program to make the report more specific and clear.

Further discussion ensued regarding the need for Bike Patrols downtown. Vice Mayor Mott praised the work of the City Park Rangers were doing.

**A motion was made by Councilmember Gentry, seconded by Councilmember Sedgley, that the Receive and file the Fourth Quarter Report without financials for Fiscal Year 2017-18. The motion carried by the following vote:**

**Aye:**    4 -    Gentry, Sedgley, Mott, and Techel

**Absent:**   1 -    Krider

**6.B.**     [1494-2018](#)     Inclusionary Housing Program

Housing Manager Lark Ferrell stated staff was seeking Council direction on the establishment of an inclusionary housing program and related housing policies. She reviewed the City's current housing challenges, and discussed the progress made to date and in process, such as the adjustment of impact fees, the Accessory Dwelling Unit Ordinance revisions, the Junior Unit Pilot Program, Home Sharing Program, and the Accessory Dwelling Unit impact fee elimination. She posed several options, such as increasing the impact fee, providing credit for median or moderate-income units, off-site housing for non-residential projects, and pursuing state legislation to allow employee housing.

Mayor Techel called for public comment.

Grania Lindberg, resident, supported adopting an ordinance similar to the City's previous Inclusionary Ordinance and supported a fifteen affordable housing requirement.

Michelle Novi, Napa Valley Vintners, stated that according to poll results that they conduct annually, the major issues in the community are traffic and affordable housing.

Chris Craiker, resident, stated inclusionary housing is a form of rent control and urged the Council to consider more options.

Wayne O'Connell, resident, urged more collaborative study and a broader policy and avoid a "cookie cutter" approach.

Bill Chadwick, member Napa Valley Housing Coalition, stated there were two developers/builders on the coalition that support this approach.

James Hinton, resident, stressed the importance of workforce housing.

City Council discussion ensued. Vice Mayor Mott stated more creative solutions should be considered, and the City should legislate for employee housing. He stated he supported affordable units throughout the City rather than onsite housing.

Councilmember Gentry stated it would be wise to have developers involved in the conversations and stated she support the concept of developers building housing rather than paying fees.

Councilmember Sedgley stated that Council was already using strategies that the some of the speakers were referring to, and that this strategy was

another tool in the toolbox. He stated not all options fit all developments.

Mayor Techel agreed with Councilmember Sedgley, and stated the City needs more options. She stated first an ordinance should be adopted, then consider state legislation to allow employee housing. She stated it was important to get Measure F passed.

Joelle Gallagher, resident, stated legislation requires that developers are allowed alternatives She stressed the importance of meaningful options.

City Council agreed to direct staff to return with a draft inclusionary ordinance requirement for multifamily housing, and to pursue state legislation to allow employee housing.

**Receive a report from staff and provide direction on the establishment of an inclusionary housing program and related housing policies.**

**6.C.     [1518-2018](#)**     Emergency Storm Drain Repair of Minahen Street, Locust Street and Solano Avenue

John Ferons, Senior Civil Engineer, reported on the need to authorize a budget adjustment and execute contracts for the purchase of pipe materials and repairs for an emergency storm drain repair on Minahen Street, Locust Street, and Solano Avenue.

**A motion was made by Councilmember Gentry, seconded by Vice Mayor Mott, to adopt Resolution R2018-that the Adopt Resolution R2018-110 determining there is a need to continue the emergency action to execute and implement contracts for the purchase of pipe materials and the performance of repairs for the Emergency Storm Drain Repair of Minahen Street, Locust Street and Solano Avenue; authorizing a budget appropriation in the amount of \$200,000 for the Emergency Storm Drain Repair of Minahen Street, Locust Street and Solano Avenue; and determining that the actions authorized by this resolution are exempt from CEQA.. The motion carried by the following vote:**

**Aye:** 4 - Gentry, Sedgley, Mott, and Techel

**Absent:** 1 - Krider

Enactment No: R2018-110

**6.D.     [1527-2018](#)**     Mayor and Council Board and Commission Activity

Mayor Techel moved the informational report to the next Regular City Council meeting.

**This Afternoon Administrative Report was continued.**

**7. PUBLIC HEARINGS/APPEALS:**

**7.A. [1510-2018](#)** Formation of the City of Napa Industrial Development Authority

Brian Cochran, Finance Director, stated that the Plenary Group initially proposed issuing bonds via a "63-20" nonprofit for the financing of the Civic Center Project; however, it was more common to utilize a Joint Powers Authority (JPA) structure, which once established, could be used for a variety of the City's financing needs. He reviewed the City's similar financing structures that were used in the past, provided JPA examples, the purpose of the JPA and the next steps to establish the structure.

Discussion and questions ensued regarding the previous city entities that were established in a similar manner, and the appointment of the additional appointee who would sit on the JPA with the members of Council.

In response to a question from City Council, City Attorney Barrett stated when the item to form the JPA is before them, Council will discuss the criteria to make the appointment of the sixth member. He stated the JPA would likely meet a few times to approve financing documents for the debt.

Mayor Techel called for public comment.

James Hinton, resident, stated there are members of the community who do not want the project.

There were no further requests to speak.

Vice Mayor Mott moved to close public testimony, seconded by Councilmember Sedgley. The motion was carried unanimously.

**A motion was made by Vice Mayor Mott, seconded by Councilmember Gentry, to approve first reading and introduction of an ordinance forming the City of Napa Industrial Development Authority.. The motion carried by the following vote:**

**Aye:** 4 - Gentry, Sedgley, Mott, and Techel

**Absent:** 1 - Krider

**8. COMMENTS BY COUNCIL OR CITY MANAGER:**

There were no Councilmember comments.

**9. CLOSED SESSION:**

**9.A.**     [1528-2018](#)

City Attorney Barrett announced the Closed Session Item:

CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6): City designated representatives: Steve Potter, Michael Barrett, Desiree Brun and Brian Cochran. Employee organization: Napa City Employees' Association (NCEA), Administrative, Managerial and Professional Employees (AMP), Napa City Firefighters Association (NCFA), Napa Chief Fire Officers (NCFO), Napa Police Officers' Association (NPOA), and Police Management Unit (PMU).

City Attorney Barrett stated there would be no reportable action from Closed Session.

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

No reportable action.

**11. ADJOURNMENT: 5:15 P.M.**

Submitted by:

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Dorothy Roberts, City Clerk