

**CITY OF NAPA**

955 School Street  
Napa, CA 94559  
[www.cityofnapa.org](http://www.cityofnapa.org)

**MEETING MINUTES - Draft****CITY COUNCIL**

*Mayor Jill Techel*  
*Vice Mayor Scott Sedgley*  
*Councilmember Liz Alessio*  
*Councilmember Doris Gentry*  
*Councilmember Mary Luros*

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Tuesday, December 11, 2018

5:30 PM

City Hall Council Chambers

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**SPECIAL MEETING - 5:30 PM**

A Special Meeting for the City Council of the City of Napa was called on Tuesday, December 11 2018 at 5:30 p.m. to be held at City Hall Council Chambers, 955 School Street, Napa, California, for the purpose identified on this Agenda. The Special Meeting was called in accordance with California Government Code Section 54956.

**1. CALL TO ORDER: 5:30 P.M.****1.A. Roll Call:**

**Present:** 5 - Councilmember Alessio, Councilmember Gentry, Councilmember Luros, Vice Mayor Sedgley, and Mayor Techel

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

Deputy City Clerk Carranza announced the following supplementals:

Item 4.A.:

- PowerPoint Presentation by city staff.
- PowerPoint Presentation by Plenary Properties Napa.
- Written Communicat dates December 10, 2018 from John Salmon.

**3 PUBLIC COMMENT:**

Mayor Techel informed the audience that the public comment portion of the Special City Council Agenda was limited to matters appearing on the Special Meeting Agenda. She asked that anyone interested in speaking complete a speaker card and turn it in to the Clerk and public comment would be heard following the report from staff.

**4. ADMINISTRATIVE REPORTS:**

- 4.A. [1596-2018](#) Civic Center Project to Develop a City Hall Building (including Public Safety and City Administration) at 1600 First Street, a Fire Station No. 1 at 1115 Seminary Street, and a parking garage at 1511 Clay Street.

Interim City Manager Potter introduced city staff members Heather Maloney, Administrative Services Manager; Nancy Weiss, Executive Project Manager; and Brian Cochran, Finance Director, who serve on the project team. Mr. Potter provided project background, history and goals. He also reviewed the Public Development Delivery Model, the proposed site plan and the city council priorities from the 2018 Strategic Planning Session.

Finance Manager Brian Cochran provided a report on the Long Term Financial Forecast and project costs. Mr. Cochran also reviewed three options for Council's consideration:  
Option 1 - Current Project, Option 2 - Negotiate Amendments to the ENA, and Option 3 - Alternate Facility Project.

Interim City Manager Potter provided Council with next steps.

Stuart Marks, Senior Vice President of the Plenary Group, reviewed Plenary's interest in the project and noted Plenary's desire to continue to work on the project.

Kevin Teague, on behalf of the Plenary Group, confirmed Plenary's interest to proceed as an adviser, builder, and partner and emphasized the need for a new Civic Center. He stated Plenary's goal is to minimize disruption.

Mr. Marks closed by thanking Council, staff, and various others who had provided feedback and opinions on the project.

Mayor called for Public Comment:

Amanda Steiner, Representative for NCEA-SEIU Members - spoke in opposition of the project - lack of employee and citizen engagement, high costs, suggested terminating the agreement.

Matt Zax, resident - referenced an article titled "Building Green in Napa;" suggested that the new building be a "green" building and include solar panel installation.

Wes Jones, resident - voiced concern regarding the relocation of Fire Station #1 to an already congested site; suggested the location of Fire Station 1 be moved to East side of town.

Pat Wilson, Napa Police Officers Association (NPOA) - spoke in

opposition of the project - the project does not meet the needs of the employees or the public; supported the termination of the agreement.

Phil Vandertoole, resident and local design consultant - spoke in support of the Plenary, believed they would be a good partner to the City.

Stephen Cuddy, resident and local architect - spoke in support of Plenary.

There were no more requests to speak.

Councilmember Luros asked if the City renegotiated and/or ended the contract with Plenary, would the City have to go through the RFQ/RFP process again. City Attorney Barrett responded that it would be dependent upon the scope of the changes. Further discussion ensued.

Councilmember Sedgley asked for clarification regarding the new position assumptions; Finance Director Cochran responded.

Ms. Maloney responded to questions regarding the current square footage versus future need, and allocated space in the proposed project.

Councilmember Alessio noted concerns from employees and citizens and asked if it would be an appropriate next step for Council to provide input and direction to re-prioritize and revisit the project. City Attorney Barrett responded affirmatively stating that that would essentially be a form of Option #2 that was presented by staff.

Councilmember Gentry voiced concern over the disconnect between employees and the project team and stated that employees needed to be engaged and involved. She stated she would like to move forward with Plenary and believed they could deliver a quality project.

City Manager Potter stated that while the communication piece was a joint responsibility between the project team and Plenary, the project team takes responsibility for the lack of communication to the employees and the community.

Council comments ensued concerning the three options presented by staff for City Council consideration.

Councilmember Luros stated she does not support Option #1 due to complexities, costs, lack of community and employee support. Stated she supported a new City Hall and Police Station but needed time to consider a new plan. She would like to see a small working committee formed to come up with a new plan and re-negotiate with Plenary.

Vice Mayor Sedgley stated that Option #1 is most disruptive and referenced other projects where costs have significantly increased. He stated Plenary was a good partner and would like to see a modern facility that served the needs of the community. He favored a modification of Option #2.

Mayor Techel voiced concerns with costs and affordability; would like to have a further review of financial assumptions. She would like to continue the conversation with Plenary and agreed with the idea of a sub-committee that worked with staff. She suggested Vice Mayor Sedgley and Councilmember Luros serve as sub-committee member.

Councilmember Gentry asked for clarification on Option #3; City Attorney Barrett responded.

Discussion continued concerning the options. Employee engagement was also discussed.

Councilmember Alessio stated she supported the idea of a sub-committee and would like to see further community input and involvement. She stated that Plenary was committed to a project that works for the city, and could provide the expertise needed.

Vice Mayor Sedgley stated he would be willing to be on the sub-committee with staff and Plenary.

Further Council discussion ensued regarding the sub-committee and Council direction.

Councilmember Alessio asked if staff could prepare a financial forecast that included an economic downturn; Finance Director Cochran responded affirmatively.

**A motion was made by Councilmember Gentry, seconded by Vice Mayor Sedgley to appoint Councilmember Luros and Vice Mayor Sedgley to an Advisory Committee to work directly with staff and Plenary to explore options beyond those proposed to City Council and to propose a revised option, referred to as Option #2.C., and directed staff to provide a status report back to the City Council in February of 2019. The motion carried by the following vote:**

**Aye:** 5 - Alessio, Gentry, Luros, Sedgley, and Techel

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

**6. ADJOURNMENT: 7:43 P.M.**

Submitted by:

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Tiffany Carranza, City Clerk