



CITY OF NAPA

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

MEETING MINUTES - Draft

CITY COUNCIL

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

Tuesday, October 1, 2019

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session

6:30 PM Evening Session

3:30 P.M. AFTERNOON SESSION

1. CALL TO ORDER: 3:37 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:

City Clerk Carranza announced the following supplemental items:

Item 3.:

- Email from Jarvis Peay dated September 26, 2019

Items 5.A. and 6.B.:

- PowerPoint presentations by City staff.

3. PUBLIC COMMENT:

Makenzie Troedson, on behalf of the Napa Youth Council - voiced concerns regarding vaping among the youth population and shared health risks associated with vaping.

Susan Rushing-Hart, resident - voiced concerns over the Heritage House and Valley Verde project.

Lin Marie de Vincent, Napa Neighbors for Safe Tech - voiced concerns regarding the installation of small cell towers in the City of Napa. She shared an article with Council.

Lisa Reifers and Sally Tiedemann, residents - spoke in opposition of the location of the Heritage House and Valley Verde project. Ms. Reifers'

comments were submitted to Council, for the record.

James Hinton, resident - spoke in regard to cannabis, and encouraged the approval of recreational cannabis use in downtown Napa.

At 3:56 P.M. Mayor Techel temporarily recessed the City Council Meeting in order to reconvene the Housing Authority Meeting.

The City Council Meeting reconvened at 4:03 P.M.

4. CONSENT CALENDAR:

Approval of the Consent Agenda

A motion was made by Councilmember Luros, seconded by Councilmember Alessio, to approve the Consent Agenda. The motion carried by the following vote:

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

4.A. [2051-2019](#) City Council Meeting Minutes

Approved the Meeting Minutes for the September 3, 2019 Regular City Council Meeting.

4.B. [2048-2019](#) Emergency Repair of Browns Valley Creek Damage to Browns Valley Road at Valley Glen Lane

Determined there was a need to continue the emergency action to execute and implement contracts for the design, permitting and construction of the creek bank and sidewalk repairs adjacent to Browns Valley Creek at Browns Valley Road and Valley Glen Lane, and determine that the actions authorized by this item are exempt from CEQA.

4.C. [2050-2019](#) Classification Specification and Salary Range for Construction Manager and Construction Manager - Professional Engineer

Adopted Resolution R2019-111 amending the City Classification Plan by Adopting the Flexibly-Staffed Classification Specifications and Salary Ranges for Construction Manager and Construction Manager - Professional Engineer; and updating the FY 19/20 Budget Staffing Plan.

Enactment No: R2019-111

5. ADMINISTRATIVE REPORTS:

5.A. [2045-2019](#) Capital Improvement Program Projects

John Ferons, Senior Civil Engineer, provided the staff report and reviewed various CIP projects that were recently completed, under construction, would have construction beginning soon, or were in the design phase, between January 2019 and December 2020.

Council comments and questions ensued to include clarification regarding sidewalk repairs in the Westwood neighborhood, the possibility of the installation of additional rapid flashing light crosswalks off of Trower Avenue, and a request to ensure proper accessibility of the Playground Fantastico. Mr. Ferons responded.

5.B. [2047-2019](#) Visit Napa Valley and Local Tourism Update

Robin Shabes, Economic Development Manager, opened up the report and provided a local tourism overview.

Lindsey Gallagher, Visit Napa Valley (VNV) President & CEO, provided a valley-wide and local tourism update, shared elements of VNV's annual report, and reviewed VNV's long range plan.

6. COMMENTS BY COUNCIL OR CITY MANAGER:

6.A. [2044-2019](#) Quarterly Report from Council Regarding Activity of Outside Boards, Commissions, and Committees

The Mayor and Council provided updates on the activity of their respective outside board, commissions, and committees.

Vice Mayor Sedgley stated that he and Councilmember Luros met with the Reliant Group to receive an update regarding their ongoing efforts in regard to the River Park Manor and he encouraged the Mayor and additional councilmembers to meet with them as well. Councilmember Alessio thanked Vice Mayor Sedgley and shared that she had also had a conversation with the Reliant Group, and recognized their concern.

7. CLOSED SESSION:

City Attorney Barrett announced the Closed Session items.

7.A. [2055-2019](#) Conference with Real Property Negotiators (Government Code section 54956.8): Property: A 7,142 square foot portion of 3331 Solano Avenue, APN 042-050-023, located at the southwest corner of Solano Avenue and Redwood Road. City Negotiators: Steve Potter, Fran Robustelli, Vin Smith, Julie Lucido, Eric Whan, Jeff Freitas, Tim Wood, Michael Barrett. Negotiating Parties: City of Napa, and DeMatei & Co., Inc. Under Negotiation: price and terms of payment.

7.B. [2056-2019](#) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION (Government Code Section 54956.9(d)(2)): Significant exposure to litigation in one potential case.

7.C. [2057-2019](#) CONFERENCE WITH LEGAL COUNSEL—ANTICIPATED LITIGATION

(Government Code Section 54956.9(d)(4)): Initiation of litigation in one case.

CITY COUNCIL RECESS: 5:22 P.M.**6:30 P.M. EVENING SESSION****8. CALL TO ORDER: 6:35 P.M.****8.A. Roll Call:**

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

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

City Clerk Carranza announced the following supplemental item:

Item 13.A.: PowerPoint Presentation by City staff.

11. REPORT ACTION TAKEN IN CLOSED SESSION:

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

12. PUBLIC COMMENT:

Tom Johnson, resident - voiced public safety concerns following recent crimes in the neighborhood near McPherson Elementary School.

Valerie Wolf, resident - spoke in opposition of the installation of small cell antennae where residents lived, worked, and went to school.

Jason Kishineff, Progressive Democrat Congressional Candidate - requested that Council agendaize an emergency 5G safety ordinance and a recreational cannabis ordinance, and also asked that Council discontinue to hold meetings as early as 3:30 P.M.

James Hinton, resident - voiced concerns regarding the Polvora Cardroom use permit and shared his experiences at other cardrooms in the local area.

Loreen Schallon, resident - spoke in favor of additional sidewalks in the Westwood neighborhood and voiced concerns that work had stopped.

Mayor Techel asked City Manager Potter to follow-up in regard to Mr.

Johnson's public safety concerns. She also noted that Council would hear an item regarding small cell towers at the October 15, 2019 meeting. She also stated that staff was working on a solution to accommodate the Westwood neighborhood repairs and that work had not stopped, but was being reevaluated.

13. ADMINISTRATIVE REPORTS:

13.A. [2013-2019](#) Housing Status Report

Vin Smith, Community Development Director, opened up the report and introduced Lark Ferrell, Housing Manager, and Erin Morris, Planning and Code Enforcement Manager.

Ms. Ferrell provided an overview of Napa's housing environment to include a review of the housing stock, services provided and funding mechanisms.

Ms. Morris provided an overview of the City of Napa's housing production.

Ms. Ferrell, Ms. Morris and Mr. Smith closed the report by reviewing recent accomplishments and identifying possible next steps.

Mayor called for public comment.

Bob Massaro, resident - noted that he was pleased with the City's progress. He suggested the City have a collaborative summit to bring City staff and developers together to discuss streamlining the production of housing and also suggested a possible temporary, short-term, additional staffing person who could coordinate the effort.

Rex Stults with the Napa Valley Vintners - noted that the housing land trust program caught the Association's attention as it seemed interesting and innovative, and he suggested that Napa look further in to such program.

Mayor Techel brought the discussion back to City Council; questions and comments ensued.

Mayor Techel shared that she was more inclined to focus on the numbers needed to accommodate the community, versus the numbers that were given by ABAG to fulfill. With market rates was no longer equal to moderate rates, she also acknowledged that it will take more energy from Council to get more moderate rate homes built. She was pleased with the passing of Measure "F" so that the additional 1% can help with the much-needed funding.

Vice Mayor Sedgley asked staff what they perceived was the biggest

hurdle to building moderate homes. Ms. Ferrell responded that construction costs and lack of funding were contributing factors. Additional discussion ensued regarding the use of public land.

Councilmember Lueros shared that the housing crisis solutions that were being proposed at the State level, concerned her, and stated that the way Napa dealt with the housing crisis was, and should be, very different than how cities like San Francisco and Los Angeles handle it. She also stated that the Sonoma Land Trust really impressed her, and she was excited to incorporate something similar in Napa.

Councilmember Alessio also agreed with the Sonoma Land Trust model and noted there was lots of enthusiasm surrounding it. She voiced concerns regarding the cost of living in Napa, and asked how the City could preserve and protect housing so that residents could live and work in the City. She also supported a potential collaborative summit to bring City staff and developers together.

Councilmember Lueros asked what the City could do to prevent losing housing inventory to second homes. Staff acknowledged the concern and noted that other jurisdictions were facing the same problem. Councilmember Alessio also asked staff to continue to monitor illegal vacation rentals.

Mayor Techel shared that the City was one of six cities in the Country selected to participate in a program called Cities of Opportunity, which was an initiative to support city leaders to address the social determinants of health and work across issues in a more holistic, integrated way. The City was selected to participate due to its cross-collaboration between Economic Development, Planning, and Housing and the ability and desire the City has to expand workforce housing units, innovated workspaces, and meet workforce needs.

Mr. Smith also shared that the City's Engineering and Planning Divisions were working with an outside firm to map out the current development review and building permit processes from beginning to end, with the intention to find out how the City could increase efficiencies. He also added that the development community would be included in interviews.

Brief Discussion ensued.

14. COMMENTS BY COUNCIL OR CITY MANAGER: None.

15. ADJOURNMENT: 7:42 P.M.

Mayor Techel asked for a moment of silence in honor of Allen Miluso who had passed away September 30, 2019, and adjourned the meeting in his honor.

Submitted by:

Tiffany Carranza, City Clerk