



CITY OF NAPA

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

MEETING MINUTES - Final

CITY COUNCIL

Mayor Jill Techel
Councilmember Doris Gentry
Councilmember Peter Mott
Councilmember Scott Sedgley

Tuesday, November 14, 2017

5:30 PM

City Hall Council Chambers

SPECIAL MEETING 5:30 PM

Joint Planning Commission and City Council Workshop

Mayor Jill Techel has called a Special Meeting for the City Council of the City of Napa to be held on Tuesday, November 14, 2017 at 5:30 p.m. in the City Hall Council Chambers, 955 School Street, Napa, California, for the purpose identified on this Agenda. This Special Meeting is called in accordance with California Government Code 54956.

1. CALL TO ORDER: 5:30 PM

1.A. Roll Call:

PRESENT:

City Councilmembers Gentry, Mott, Sedgley, Mayor Techel
Planning Commissioners Murray, Painter, Myers, Kelley

ABSENT:

Planning Commissioner Huether

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Roberts noted the following supplemental communication:
Item 4A: Letter from John F. Salmon dated November 14, 2017.

3. PUBLIC COMMENT:

Mayor Techel called for public comments.

James Hinton, resident, spoke about Proposition 64, (the Adult Use of Marijuana Act), and the methods used by various public agencies to implement the legislation.

4. ADMINISTRATIVE REPORTS:

4.A. [1185-2017](#) Civic Center and Downtown West End Gateway Project (JL FC15PW02) (the "Project")

Jack LaRochelle, Public Works Director, provided background information on the public facilities portion of the Civic Center Project, and the reasons why the

project was needed. He stated in May 2017 City Council selected the Plenary Group, Napa, LLC, as the preferred development team and directed staff to negotiate an Exclusive Negotiating Agreement with them. He stated at a Special City Council meeting held on May 30th of this year, Councilmembers made their initial suggestions and comments and requested changes regarding the proposal, and that the Plenary Group was prepared this date to display how they have addressed previous City Council comments and suggestions.

Mr. Daly and Mr. Meurk with Woods Bagot Architects explained the architectural features of the building. A three-dimensional model of the building was displayed.

A Break was taken at 6:15 p.m. for the members of City Council and the Planning Commission to look at the plans and the model.

The Meeting Reconvened at 6:25 p.m.

Mayor Techel called for public comment.

John Salmon, resident, stated that he felt the Plenary Group was a very good choice, but stated that the City and the County of Napa should consolidate their building. He suggested that the City once again check with the County Board of Supervisors, since when the City last inquired, the County was not interested.

James Hinton, resident, made comments about the private development portion of the project.

There being no other comments, Mayor Techel opened the discussion to the Planning Commission members.

Commissioner Painter asked questions about the Environmental Impact Report and whether sufficient space was allocated for the city departments; she also voiced concerns that there was not sufficient public parking near the building. She stated there was a need for more overflow for large City Council meetings. She stated she did not favor the horizontal plane over the roof.

Commissioner Kelley agreed with Commissioner Painter's comments. He commented on the Downtown Specific Plan, the height of the building near the neighborhood, and commented on features he thought were architecturally favorable including the smaller footprint. He voiced concerns regarding the City Council Chambers, the parking, and lighting in the building.

Commissioner Murray also voiced concerns regarding parking and the need to consider customer service level. He stated he would like to see more landscaping. He stated he did not favor the horizontal canopy over the building and suggested adding more color and depth to the City Council Chambers.

Commissioner Myers stated as a city resident, his concern was the need for the building, but that now he had a better understanding of the need. He questioned what the longevity of the building would be. He stated the awning with the spindled columns may quickly become outdated. He stated he felt the

Council Chambers area was too boxy, and asked about energy efficiency.

Councilmember comments ensued, including space needs, square footage, space requirements, and the addition of the Fourth Floor. In response to a question regarding aesthetics, Public Works Director LaRochelle stated the city offices were designed to be more basic than the public side. He stated offices would be of the same size and workstations would be smaller.

Council comments continued concerning the square footage, parking and the life of the building. Councilmember Mott stated he was impressed with the changes that Plenary made since Council made their initial comments on May 30th. He stated he still did not feel comfortable with the design of the main entrance seating area, and felt that it should not be the first visual when walking into the new City Hall.

Councilmember Sedgley stated he felt that the City was on the right track and if it is possible, and stated he was in favor of adding the fourth floor. He voiced concern regarding the alignment of the trellising and how it may heat up the building on the glazed south wall. He stated parking would always be a challenge in a downtown area.

Mayor Techel stated this was just the first step in public outreach. She also voiced concern on the horizontal panel over the roof. She asked staff to explore whether the sidewalks were wide enough with the tree grates.

Mayor Techel then repeated some of the questions posed by Commission members. Public Works Director LaRochelle responded.

Mr. LaRochelle stated it is staff's objective to receive as much public input as possible, and that public meetings would be scheduled after this meeting. A website would also be created for the public to find information updated information about the project.

5. COMMENTS BY COUNCIL OR CITY MANAGER:

No comments.

6. ADJOURNMENT: 7:30 P.M.

Submitted by:

Dorothy Roberts, City Clerk