



CITY OF NAPA

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

MEETING MINUTES - Final

CITY COUNCIL

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

Tuesday, May 1, 2018

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: 3:33 P.M.

1.A. Roll Call:

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

Absent: 1 - Mayor Techel

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

Deputy Clerk Carranza reported the following supplemental items:

Item 6.A.:

- PowerPoint Presentation by city staff
- Written Communication from John Salmon dated May 1, 2018

3. SPECIAL PRESENTATIONS:

3.A. [1366-2018](#) National Travel & Tourism Week, May 6 - 12, 2018

Don Shindle, Sara Brooks and Catherine Heywood, from Visit Napa Valley, along with local lodging partners from the Westin Verasa and Napa River Inn, accepted the proclamation and shared a video that would be used in an advertising campaign.

3.B. [1375-2018](#) Bike to Work Day and National Bike to Work Month

Jimmy Kawalek, Chair of the Bicycle and Trails Advisory Commission accepted the proclamation and encouraged residents to participate in "Bike to Work Day" on May 10th. Patrick Band from the Napa County Bike Coalition announced the May 5th "BikeFest" event held at the Napa Oxbow Commons.

4. PUBLIC COMMENT:

James Hinton, resident - voiced concerns regarding wages of those working in the local hospitality industry and the time it has taken to finalize the cannabis ordinance.

5. CONSENT CALENDAR:

Councilmember Sedgley pulled Item 5.E. for further discussion.

Approval of the Consent Agenda

A motion was made by Councilmember Gentry, seconded by Councilmember Krider, to approve the Consent Agenda with Item 5.E. pulled for discussion. The motion carried by the following vote:

Aye: 4 - Gentry, Krider, Sedgley, and Mott

Absent: 1 - Techel

- 5.A.** [1376-2018](#) Regular City Council Meeting Minutes
Approved the April 17, 2018 Regular City Council Meeting Minutes.
- 5.B.** [1382-2018](#) Special City Council Meeting Minutes
Approved the April 23, 2018 Special City Council Meeting Minutes.
- 5.C.** [1374-2018](#) Employee Healthcare Plan Design Changes for Fiscal Year 2018/19
Adopted Resolution R2018-044 authorizing the City Manager to execute amendments to agreements with employee healthcare providers to implement plan design changes for healthcare insurance services for the plan year beginning July 1, 2018.
Enactment No: R2018-044
- 5.D.** [1354-2018](#) Urban and Regional Planning Consultant Services for the General Plan Update
Adopted Resolution R2018-045 authorizing the City Manager to execute a Services Agreement with Dyett & Bhatia, Urban & Regional Planners in an amount not to exceed \$1,410,823 to provide consultant services for the General Plan Update.
Enactment No: R2018-045
- 5.E.** [1372-2018](#) Water Supply Contract with Congress Valley Water District
Pulled by Councilmember Sedgley.

Phil Brun, Deputy Public Works Director, provided an overview of the agreement and clarified the relationship between the Congress Valley

Water District and the City.

Discussion ensued; Councilmember Sedgley questioned the necessity of the amendment at this time and asked why the change in billing had been requested. Deputy Public Works Director Brun responded that the City's role is to supply the water, and set the rate at which the City supplies water to the District. Per the agreement, it is up to the District to decide how their customers are billed. Further discussion ensued in regard to the future of the District and the urgency to approve the amendment in order to meet billing deadlines.

Vice Mayor Mott invited the District Board Members that were in the audience to provide comment.

Peter Edridge, Congress Valley Water District Board Member, stated the Board was trying to preserve the customer's current rates. With a surplus in funds, the District would like to supplement the difference in cost and give back to the customers.

James Hinton, resident - briefly commented.

A motion was made by Councilmember Krider, seconded by Councilmember Gentry, to approve the Second Amendment to the Water Supply Contract with the Congress Valley Water District (City Agreement No. 5387), authorizing the Public Works Director to execute the Amendment on behalf of the City, and determine that the actions authorized by this item are exempt from CEQA. The motion carried by the following vote:

Aye: 3 - Gentry, Krider, and Mott

No: 1 - Sedgley

Absent: 1 - Techel

5.F. [1373-2018](#) Sale of Recycled Water Within City of Napa Water Service Area

Approved Amendment No. 1 to the Agreement with Napa Sanitation District for Recycled Water Within City of Napa Water Service Area (City Agreement No. 7247), authorize the Public Works Director to execute the Amendment on behalf of the City, and determine that the actions authorized by this item were adequately analyzed by a previous CEQA action.

6. ADMINISTRATIVE REPORTS:

6.A. [1381-2018](#) Civic Center Project Management Services

Public Works Director Jack LaRochelle introduced the item. Heather Maloney, Administrative Services Manager, provided an overview of the Change Management Plan Implementation, the timeline and background of the Project, the Project Managers, proposed initiatives and key elements. She also reviewed the Change Engagement Strategies and process.

Vice Mayor Mott called for public comment.

James Hinton, resident - voiced opposition and concern regarding costs.

Amanda Steiner, Field Representative, SEIU Local 1021 - spoke on behalf of City of Napa Employees who oppose the project as designed. She voiced concern with the costs, potential future economic downturn, and lack of employee engagement.

In response to public comment, City Manager Parness clarified the costs associated with the Project and noted recent meetings held with city employees and leaders of the Labor Associations. These meetings were dedicated to Civic Center questions and concerns; all questions were answered. Communications will continue. He acknowledged that bad information is driving public opinion and the City would improve communications.

Councilmember Gentry stated that it's critical that the employees agree with decisions made and that the project moves forward positively. While originally opposed to the project, and after reviewing all the facts, Councilmember voiced support. She asked that additional employee town hall meetings are held and that Councilmembers are invited. She reminded citizens that this process has been transparent and public since inception.

City Manager Parness further clarified the Long Term Financial Plan projections associated with this project.

Councilmember Sedgley stated that the building would be a beautiful addition to downtown. Constituents he has spoken to understand it will be costly, but necessary, and will create business for local suppliers. He voiced support.

Councilmember Krider stated that from a practical standpoint, and the need for updated facilities, the City is heading down right path. He voiced support.

Councilmember Mott agreed that communications need to improve; Change Management is an important component of the project, and he voiced support.

Approved Amendment No. 2 to Agreement C2017-213 with Arup North America for Change Management Plan implementation in the increased amount of \$429,875 for a total contract amount not to exceed \$2,266,215, and authorize the Public Works Director to execute the amendment on behalf of the City. The motion carried by the following vote:

Aye: 4 - Gentry, Krider, Sedgley, and Mott

Absent: 1 - Techel

7. PUBLIC HEARINGS/APPEALS:

7.A. [1348-2018](#) Update to City Fees and Charges for Services

Finance Manager Brian Cochran provided background of the fee schedule, the method by which the fees were calculated for each service, and provided an overview of the proposed changes.

Vice Mayor Mott asked Council to announce any disclosures; there were none.

Vice Mayor Mott opened the Public Hearing. There were no requests to speak.

Councilmember Krider moved to close the Public Hearing, seconded by Councilmember Sedgley. The motion carried unanimously.

Council comments and questions ensued.

A motion was made by Councilmember Krider, seconded by Councilmember Sedgley to:

- (1) Approve the first reading and introduction of an ordinance amending Napa Municipal Code Sections 3.04.040, 3.04.050, and 3.20.090, regarding the definitions of, and procedures for appealing, City taxes, assessments, fees, fines, and charges; and**
- (2) Adopt Resolution R2018-046 establishing policies and procedures for the establishment, implementation, and enforcement of City fees, fines, and charges, and amending Policy Resolution No. 16; and**
- (3) Adopt Resolution R2018-047 updating City fees and charges related to City services, products, or regulations, and updating fines for violations of City codes and regulations. The motion carried by the following vote:**

Aye: 4 - Gentry, Krider, Sedgley, and Mott

Absent: 1 - Techel

Enactment No: R2018-046 R2018-047

8. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Gentry stated it was an honor to celebrate the City of Napa Board and Commission members at the annual Appreciation Dinner hosted by the City to recognize the members for their service. She stated she attended the Annual JD Fullner Recycling Awards and applauded the work of the recipients.

Councilmember Sedgley thanked the City Clerk's staff for organizing the

Commission Appreciation Dinner.

CITY COUNCIL RECESS

Meeting recessed at 4:54 P.M.

6:30 P.M. EVENING SESSION

9. CALL TO ORDER: 6:30 P.M.

9.A. Roll Call:

Present: 4 - Councilmember Gentry, Councilmember Krider, Councilmember Sedgley, and Vice Mayor Mott
Absent: 1 - Mayor Techel

10. PLEDGE OF ALLEGIANCE:

Vice Mayor Mott invited Mary Luross to lead the Pledge of Allegiance.

11. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

Deputy City Clerk Carranza announced the following supplemental items:

Item 14.A.

- PowerPoint Presentation by city staff
- Memo from Bill Vierra, SyWest Development, dated April 30, 2018 with attached letter to the planning Commission dated April 18, 2018

Item 14.B.

- PowerPoint Presentation by city staff

12. SPECIAL PRESENTATIONS:

12.A. [1363-2018](#) Mental Health Awareness Month

Zachariah Geyer, on behalf of the Mental Health Division of HHSA, accepted the proclamation and shared his personal story. He provided the Council and audience with lime green ribbons, that signify mental health awareness.

13. PUBLIC COMMENT:

Linda Kerr, resident - stated she was disappointed that invitations to attend the Urban Tech Talk - Napa: 2040 General Plan Conversation, an event hosted by the City, were only extended to local organizations, not individual residents. It sold out quickly. She asked that the City locate a larger venue to host the event to ensure adequate space for all who would like to attend

and participate in the discussion.

Brett Risley, resident - voiced concern with the Civic Center project; would like to see labor groups included.

Jon Riley, Executive Director of the Napa and Solano Counties Central Labor Council - spoke regarding the Civic Center Project; informed Council of the recently formed Napa Working Families Coalition; voiced support of a project labor agreement and card check neutrality.

Carol Whichard, resident and member of the Progressive Women of Napa Valley and the Napa Working Families Coalition - spoke in regard to the Civic Center Project; voiced support of card check neutrality and project labor agreements.

Ty Hudson with Unite Here Local 2850, the Hotel Workers Union - spoke in regard to the Civic Center Project.

Danny Bernardini, Business Manager of the Napa-Solano Building and Construction Trades Council and member of Napa Working Families - spoke in regard to the Civic Center Project.

James Hinton, resident - shared a City of Richmond ordinance and provided comments on the cannabis ordinance.

Francie Winnen, resident - invited Council and the Community to attend the Wild & Scenic Film Festival, an event to benefit the Friends of the Napa River, to be held on Sunday May 20, 2018 at the CIA at Copia.

14. PUBLIC HEARINGS/APPEALS:**14.A. [1308-2018](#) Cinedome Master Plan**

Vice Mayor Mott announced the item and asked Council to announce any disclosures; there were none.

Senior Planner Michael Walker provided staff report which included a plan description and purpose of the evening's Preliminary Review. Senior Planner Walker introduced Colin Alley, consultant for the project. Mr. Alley reviewed the goals and intent, context and constraints, the vision and opportunity moving forward, and identified areas for discussion.

Vice Mayor Mott called for public comment.

Harris Nussbaum, resident - voiced concerns with the plan to include timing, affordability of the housing, parking and budget.

Wayne O'Connell, resident - voiced concerns regarding the mixed-use portion of the plan.

Linda Kerr, resident - spoke in support of the plan.

Tim Healy, General Manager for Napa Sanitation District, one of the owners of Site 1 - suggested revisions to the plan to include: option of first floor commercial on Pearl and West Streets, increased height limits and alternative parking options.

Rebecca Lee, owner of the Kyser-Lui Williams buildings - voiced concern with the impact this plan may have on the businesses in her building; asked that appropriate space is allotted for service vehicle access.

Valentin Humer, local business owner - stated he would like to see the area used for recreational purposes and suggested a high-end parking structure and use of modern day technologies.

Francie Winnen, resident and representative of the Friends of the Napa River - spoke in favor of the plan and thanked staff for being sensitive to the River and the Oxbow.

Eric Keffer, Owner of Cole's Chop House - voiced concern with the impact construction may have on downtown businesses.

Dorothy Glaros, resident - spoke in support of the plan and suggested alternates for parking and retail use.

Councilmember Krider moved to close the Public Hearing, seconded by Councilmember Sedgley. The motion carried unanimously.

Council questions and comments ensued, which included clarification on height limits, retail possibilities, impacts on local businesses, timeline, roles and responsibilities, parking and design.

Councilmembers Sedley, Gentry and Vice Mayor Mott stated they favor the mechanized garage and the aggregated development plan; Councilmember Krider stated he favors the mechanized garage and the segregated development plan.

Senior Planner Walker stated he will revisit plans based on the Council's and public's feedback and reviewed the next steps.

Councilmember Sedgley stated he would like to see additional residential in the Lazarus Block, which is part of the Napa Downtown Specific Plan area.

There were no additional comments.

14.B. [1323-2018](#)

Ramona West Annexation, an Annexation of Three Properties Totaling 4.2 Acres at 330 to 336 Silverado Trail

Vice Mayor Mott announced the item and asked Council to announce any disclosures; there were none.

Assistant Planner Karlo Felix provided the staff report.

Jack Burns with Security Pacific Real Estate introduced himself as the representative for the Romona West Family Trust. He offered to answer any questions and stated that the applicants simply wish to sell the property.

Vice Mayor Mott opened the Public Hearing.

Jason Chavez, resident - stated he lives just behind the subject property and would like additional information in regard to the process of future development of the land and what type of input the community may have.

Dorothy Glaros, resident and property owner to the north of the site - stated the West family has been very good stewards of the property; asked that the neighborhood residents be involved in planning the future development of the property.

Councilmember Krider moved to close the Public Hearing, seconded by Councilmember Gentry. The motion was carried unanimously.

In response to public comment, Assistant Planner Felix reviewed the development process and confirmed residents within 500 feet of the site would receive notice of the Public Hearings.

Council Questions and Comments ensued; Councilmember Gentry asked for further clarification regarding the annexation and Associate Planner Felix responded.

A motion was made by Councilmember Gentry, seconded by Councilmember Sedgley, to adopt Resolution R2018-048 requesting that the Local Agency Formation Commission initiate proceedings for the annexation of the three properties at 330 to 336 Silverado Trail; and determine that the actions authorized by this Resolution were adequately analyzed by a previous CEQA action. The motion carried by the following vote:

Aye: 4 - Gentry, Krider, Sedgley, and Mott

Absent: 1 - Techel

Enactment No: R2018-048

15. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Sedgley noted that he was pleased to see the Verizon item as a placeholder on a future Council Meeting agenda. He requested updates on the Lincoln Avenue Westbound turn lane as well as the Utility Undergrounding funds. He stated that he received letters and a petition from residents with concerns of speeding on Hayes Street; would like to see Council discussion in the future regarding management of traffic laws.

Councilmember Krider acknowledged similar concerns received from residents regarding speeding and traffic enforcement.

Councilmember Gentry stated she would like to see an update on homelessness.

16. ADJOURNMENT: 8:31 P.M.

Submitted by,

Tiffany Carranza, Deputy City Clerk