



# CITY OF NAPA

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

## MEETING MINUTES - Final

### CITY COUNCIL

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

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Tuesday, January 16, 2018

3:30 PM

City Hall Council Chambers

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**3:30 PM Afternoon Session**

**6:30 PM Evening Session**

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

#### **1. CALL TO ORDER: 3:30 P.M.**

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

**Present:** 5 - Councilmember Gentry, Councilmember Krider, Vice Mayor Mott, Councilmember Sedgley, and Mayor Techel

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

City Clerk Roberts announced the following supplemental reports and communications:

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

Item 2. Introduction of Sabrina Wolfson, Deputy City Attorney.

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

Item 4. Written communication from Jarvis Peay dated January 3, 2018.

##### **6. ADMINISTRATIVE REPORTS:**

Item 6.A. PowerPoint presentation by city staff.

##### **7. PUBLIC HEARINGS/APPEALS:**

Item 7A. PowerPoint presentation by city staff.

##### **15. PUBLIC HEARINGS/APPEALS:**

Item 15.A. PowerPoint presentation by city staff.

#### **3. SPECIAL PRESENTATIONS:**

**3.A. [1248-2017](#) New City of Napa Website**

Jaina French, Community Relations Analyst, provided an overview of the city's new website.

**4. PUBLIC COMMENT:**

Roland Cavanagh, resident, requested that Consent Item 5F be pulled from the Consent Agenda for discussion.

James Hinton, resident, announced that the Green Party would hold a Forum on Cannabis that evening. He stated he was hearing some concerns from the community regarding the proposed Civic Center.

**5. CONSENT CALENDAR:**

Vice Mayor Mott commented on Item 5J by expressing his appreciation to Ed Barwick for his donation to the City.

Councilmember Gentry pulled Item 5L for discussion.

Approval of the Consent Agenda

**A motion was made by Vice Mayor Mott, seconded by Councilmember Sedgley, to approve the Consent Agenda with Items 5F and 5L pulled for discussion. The motion carried by the following vote:**

**Aye:** 5 - Gentry, Krider, Mott, Sedgley, and Techel

**5.A. [1237-2017](#) City Council Meeting Minutes**

**Approved the December 19, 2017 Regular City Council Meeting Minutes.**

**5.B. [1250-2017](#) Senior Advisory Commission Membership**

**Approved the recommendation from the City Nomination Committee to reappoint Carolyn Hamilton and Betty Rhodes to the Senior Advisory Commission to serve as representatives of the senior community at large, for terms beginning immediately and ending September 30, 2019.**

**5.C. [1249-2017](#) Community Development Block Grant Citizens' Committee Membership**

**Approved the recommendation from the City Nomination Committee and reappoint incumbents Karina O'Briain and Charles Mottern, and new member, Charles Koch, to the Community Development Block Grant Citizens' Committee for terms effective immediately and ending September 30, 2020.**

- 5.D. [1236-2017](#)** Mayor and Council Compensation
- Approved the second reading and final passage, and adopted Ordinance O2018-001 amending Section 2.04.110 of the Napa Municipal Code relating to the compensation of the Mayor and Council.**
- Enactment No: O2018-001
- 5.E. [1235-2017](#)** Designation of Appointive Officer Employees in the City Manager's Office
- Approved the second reading and final passage, and adopted Ordinance O2018-002 amending Napa Municipal Code Section 2.08.090 regarding the designation of appointive officer employees in the City Manager's Office.**
- Enactment No: O2018-002
- 5.F. [1240-2017](#)** Annual Speed Limits Update
- A member of the public requested that this Item be pulled.**
- A brief staff report was provided by Public Works Director LaRoche.
- Roland Cavanagh, resident, stated he felt the limits were not set in accordance with the law and specifically cited his concern regarding Orchard Avenue. Mr. LaRoche addressed his concerns.
- Approved the second reading and final passage, and adopted Ordinance O2018-003 amending Napa Municipal Code Section 10.20.040 related to the establishment and enforcement of speed limits.**
- Enactment No: O218-003
- 5.G. [1242-2017](#)** Monthly Budget and Investment Statement
- Received and filed the Monthly Budget and Investment Statement as of November 30, 2017.**
- 5.H. [1229-2017](#)** Annual Report on Development Impact Fees for Fiscal Year 2017
- Approved the annual report on development impact fees for fiscal year 2017 and five-year findings on status of fees collected as of June 30, 2017, in accordance with Government Code Sections 66001 and 66006.**
- 5.I. [1241-2017](#)** GIS Software Enterprise License Agreement
- Authorized the Finance Director to execute a three (3) year Enterprise License Agreement with ESRI for Small Municipal and County GIS (Geographical Information System) services for an amount not-to-exceed \$150,000**
- 5.J. [1238-2017](#)** Acceptance of Donation from Ed Barwick
- Adopted Resolution R2018-001 authorizing acceptance of a donation from Ed Barwick and authorizing an additional appropriation to the FY2017-18 Police Department budget.**

Enactment No: R2018-001

**5.K.     [1239-2017](#)     Local Housing Fund Professional Services**

**Adopted Resolution R2018-002 authorizing a budget adjustment for Local Housing Fund Professional Contract Services.**

Enactment No: R2018-002

**5.L.     [1189-2017](#)     Funding for Design and Construction of Temporary Parking Lot at 750 Third Street**

**Pulled by Councilmember Gentry.**

Robin Klingbeil, Senior Development Project Coordinator, and John Ferons, Senior Civil Engineer, provided an overview of the agreement.

Questions and discussion ensued; staff confirmed the lot would be public, that the design would be heard by the Planning Commission. Staff stated they the use permit would be approved in early spring and construction would begin by early summer. Councilmember Gentry stated construction should not occur during the Bottle Rock or County Fair events.

**Adopted Resolution R2018-003 authorizing a budget adjustment to transfer funds in a total amount of \$417,519 from the Cinedome and Napa Sanitation District parking lot projects to fund the design and construction of a surface parking lot on city-owned property at 750 Third Street, amending the 2017/2018 Capital Improvement Plan Budget to include said project, and determining that the actions authorized by this resolution were adequately analyzed by a previous CEQA action**

Enactment No: R2018-003

**5.M.     [1246-2017](#)     Staffing Plan Amendments to Delete One Secretary Position, and to add one Management Analyst I Position in the Administrative Division of the Police Department.**

**Adopted Resolution R2018- 004 amending the Five-Year Budget Staffing Plan by deleting one Secretary position, and adding one Management Analyst I position in the Administrative Division of the Police Department.**

Enactment No: R2018-004

**5.N.     [1247-2017](#)     Relocation Assistance for the Incoming Assistant City Manager, Development Services.**

**Adopted Resolution R2018-005 approving relocation assistance for the incoming Assistant City Manager, Development Services.**

Enactment No: R2018-005

**6. ADMINISTRATIVE REPORTS:**

**6.A.**     [1046-2017](#)     Cooperative Joint Powers Homeless Services Agreement with Napa County and Update on Homeless System Redesign

Lark Ferrell, Housing Manager, provided the introduction of the Cooperative Joint Powers Agreement for Homeless Services with the County of Napa. Nui Bezaire, the City/County Homeless Services Coordinator, discussed the city and county's current needs and resources, specifically citing rapid rehousing, permanent housing, supportive housing and diversion prevention. Discussion items included recent updates to the HOPE Center, Family Shelter, and the Winter Shelter. Ms. Bezaire stated the Family Shelter closed in September due to black mold issues, the Winter Shelter averaged approximately 42 persons per night, and the South Napa Shelter was removing obstacles that prevented individuals to seek shelter. She stated 35 people exited to permanent housing in July.

Police Captain Pat Manzer updated the City Council on outreach measures.

Further discussion ensued. Ms. Bezaire stated that Abode would continue with next steps of hiring, working with partners, evaluating existing shelter service, and secure diversion funding.

Discussion ensued. Councilmember Gentry stated she would like to see the costs for homeless services and the monetary investment per person.

Discussion continued, which included questions and information about managing encampment, follow-up procedures and linking clients to the appropriate service providers.

**A motion was made by Vice Mayor Mott, seconded by Councilmember Sedgley, to adopt Resolution R2018-006 authorizing the City Manager to execute the Joint Powers Homeless Services Agreement with the County of Napa. The motion carried by the following vote:**

**Aye:**    5 -    Gentry, Krider, Mott, Sedgley, and Techel

Enactment No: R2018-006

## **7. PUBLIC HEARINGS/APPEALS:**

**7.A.**     [1206-2017](#)

Napa Countywide Road Maintenance Act (Measure T) - Maintenance of Effort, 5-Year Work Plan, and Master Funding Agreement

Senior Engineer John Ferons stated Measure T, which was approved in 2012 by voters to approve a half cent sales tax for maintenance, reconstruction, and rehabilitation of streets, roads, and transportation infrastructure, would augment the city budgeted funds and the current level of effort regarding transportation infrastructure maintenance.

Council questions ensued. Public Works Director LaRochelle provided further details.

Mayor Techel opened public hearing.

Bernie Narvaez, resident, asked if Measure T would increase the PCI index for the roads.

Mr. LaRochelle responded that the PCI, or the Pavement Condition Index, the city's "report card" of the condition of local roads, was at 53 in 2009. Through the city's 10-mile program, the PCI for the city is now 70. He stated with the additional funding, the PCI is anticipated to increase substantially.

Vice Mayor Mott moved to close the Public Hearing, seconded by Councilmember Sedgley. The motion was carried unanimously.

**A motion was made by Councilmember Gentry, seconded by Councilmember Krider, to adopt R2018-007 approving Maintenance of Effort amount under Measure T Program; and**

**(2) Adopt Resolution R2018-008 approving five-year list of projects under Measure T Program; and determining that the actions authorized by this resolution are exempt from CEQA; and to**

**(3) Authorize the City Manager to execute the Master Funding Agreement between Napa Valley Transportation Authority-Tax Agency and the City of Napa. The motion carried by the following vote:**

**Aye:**    5 -    Gentry, Krider, Mott, Sedgley, and Techel

Enactment No: R2018-007 R2018 008

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

Councilmember Gentry commented that frequently when PG&E installs small flags and paints on streets in Browns Valley, they don't remove them after their work is done. It was stated the Department of Public Works would contact PGE.

Vice Mayor Mott congratulated Public Works on the improved condition of the roads.

**9. CLOSED SESSION:**

City Attorney read the following Closed Session Item into the record:

**9.A. [1251-2018](#)**

Conference with Real Property Negotiators (Government Code section 54956.8): Property: approximately four acre portion of APN 057-090-060 located 889 Devlin Road, American Canyon, CA; City Negotiators: Mike Parness, Jack LaRochelle, Phil Brun, Kevin Miller, Jeff Freitas, and Michael Barrett; Negotiating Parties: City of Napa, and Napa-Vallejo Waste Management Authority; Under Negotiation: price and terms of payment.

**CITY COUNCIL RECESS**

City Council recessed at 5:20 P.M. for Closed Session.

**6:30 P.M. EVENING SESSION****10. CALL TO ORDER:****10.A. Roll Call:**

**Present:** 5 - Councilmember Gentry, Councilmember Krider, Vice Mayor Mott, Councilmember Sedgley, and Mayor Techel

**11. PLEDGE OF ALLEGIANCE:****12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:****13. REPORT ACTION TAKEN IN CLOSED SESSION:****14. PUBLIC COMMENT:**

None.

**15. PUBLIC HEARINGS/APPEALS:**



**15.A.**    [1198-2017](#)

The Bridgeview Apartments Project, a 16-unit expansion of an existing 41-unit apartment complex, including eleven affordable housing units, located at 151 Riverside Drive and 122 Brown Street

Michael Walker, Senior Planner, provided the details of the report.

Mayor Techel opened the Public Hearing by first inviting the applicant to speak.

Mr. Stephen Cuddy, speaking on behalf of the applicant, provided details of the request.

Mrs. William Wood, resident and neighbor of the proposed development, expressed opposition and voiced several concerns including overbuilding, inadequate parking, no sidewalks or functioning storm drains.

Mr. William Wood, resident and neighbor, expressed opposition and stated there were too many units for the space available, expressed traffic concerns and overcrowding to accommodate a small amount of extra units.

Grania Lindberg, Napa Housing Coalition, voiced support and stated the Coalition had been watching the project and while it did have problems, they felt that through several iterations the proposed project had been improved. She emphasized the need for housing asked that the occupancy and rent levels be monitored.

There were no further requests to speak.

Mr. Cuddy again came forward to address concerns expressed.

There were no further requests to speak.

Vice Mayor Mott moved to close the Public Hearing, seconded by Councilmember Sedgley. The motion was carried unanimously.

City Council discussion ensued. Councilmember Krider asked about drainage and Mr. Cuddy provided information about the drainage issue.

Councilmember Sedgley stated he supported the project in 2016 and he appreciated the applicants work to try to minimize the impact.

Mayor Techel stated she appreciated the fact the applicant was bringing back 57 units with 11 affordable, which is desperately needed.

Vice Mayor Mott stated he did not support the before and stated with the General Plan update in two years, the project should come back next year

during the General Plan process.

Councilmember Gentry stated that while the proposed development would change the neighborhood, the City desperately needs affordable housing.

No other comments were provided.

A motion was made by Councilmember Sedgley, seconded by Councilmember Gentry, to

1. Adopt Resolution R2018-009 adopting a Mitigated Negative Declaration for the Bridgeview Apartments Project located at 151 Riverside Drive and 122 Brown Street, including a General Plan Amendment, Rezoning, Design Review Permit, Affordable Housing Regulatory Agreement, and Density Bonus and Concessions;

2. Adopt Resolution R2018-010 approving an amendment to the General Plan Land Use designation for property located at 151 Riverside Drive from "Traditional Residential Infill" (TRI-148) to "Multifamily Residential" (MFR-157);

3. Approve the first reading and introduction of an Ordinance approving an amendment to the Zoning Map established under Napa Municipal Code Section 17.04.050, rezoning property located at 151 Riverside Drive from RT-5, Traditional Residential District to RM, Multifamily Residential District; and determining that the actions authorized by this ordinance were adequately analyzed by previous CEQA action; and

4. Adopt Resolution R2018-011 approving a Design Review Permit, Affordable Housing Regulatory Agreement, and Density Bonus and Concessions for the Bridgeview Apartment project at 122 Brown Street and 151 Riverside Drive. The motion carried by the following vote:

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

**No:** 1 - Mott

Enactment No: R2018-009 R2018-010 R2018-011

## **16. COMMENTS BY COUNCIL OR CITY MANAGER:**

## **17. ADJOURNMENT: 7:00 P.M.**

Submitted by:

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Dorothy Roberts, City Clerk