



CITY OF NAPA

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

MEETING MINUTES - Final

CITY COUNCIL

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

Tuesday, January 15, 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: 3:31 P.M.

1.A. Roll Call:

Present: 4 - Councilmember Alessio, Councilmember Gentry, Councilmember Luros, and Vice Mayor Sedgley

Absent: 1 - Mayor Techel

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

Item 5.A.

- PowerPoint presentation by City staff.

Item 5.B.

- Letter from Steve Carlin dated January 15, 2019.

- PowerPoint presentation by City staff.

In addition, City Manager Potter introduced new Community Development Director, Vin Smith.

3. PUBLIC COMMENT:

James Hinton, resident - in honor of his 90th birthday, Mr. Hinton read an excerpt from a speech made by the late Martin Luther King Jr. and expressed that Mr. King's words inspired him; he hoped that the City would make an effort to memorialize Mr. King.

Jim Wilson, resident and member of 350 Bay Area, Napa Climate Now, and a Climate literacy advocate in the school system - Stated that the Napa

County Board of Supervisors adopted their strategic plan which included many quality of life issues; commended their community outreach and inclusion. Stated he was pleased that watershed protection was at the top of their list of concerns and noted that the Board of Supervisors would be having a study session on January 29th regarding canopy protection, reduction in number of acres of forest removed, and water quality buffer zones; he asked that the City also support this effort.

Kellie Anderson, Angwin resident, founding member of the group "Save Rural Angwin," and member of the Linda Falls Alliance - voiced concerns regarding deforestation and its effect on the watershed. On behalf of St. Helena Mayor Geoff Ellsworth, she read a letter that was submitted to the Board of Supervisors regarding watershed protection. The letter was written by Geoff Ellsworth, Scott Sedgley and Donald Williams.

4. CONSENT CALENDAR:

Approval of the Consent Agenda

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

Aye: 4 - Alessio, Gentry, Lueros, and Sedgley

Absent: 1 - Techel

4.A. [1702-2019](#) City Council Meeting Minutes

Approved the December 11, 2018 Special City Council Meeting Minutes.

4.B. [1700-2019](#) Parks, Recreation and Tree Advisory Commission Membership

Appointed new member, Kevin Hansen, to the to the Parks, Recreation and Tree Advisory Commission to fill the unexpired remaining term of Mr. Pare-Mayer plus an additional full two-year term ending September 30, 2021.

4.C. [1689-2018](#) Sign Ordinance Amendments

Approved the second reading and final passage, and adopted Ordinance O2019-001 amending the Napa Municipal Code to add a new Chapter 17.55 "Sign Ordinance," to repeal Chapter 15.56 "Signs," and to incorporate those amendments to sign regulations throughout the Napa Municipal Code, including amendments to sections 8.16.040, 15.108.020, 17.06.030, 17.08.020, 17.08.060, 17.10.020, 17.10.040, 17.10.050, 17.12.020, 17.12.040, 17.12.050, 17.14.020, 17.14.040, 17.14.050, 17.16.020, 17.16.060, 17.18.040, 17.20.020, 17.20.040, 17.20.050, 17.28.030, 17.28.050, 17.28.060, 17.30.060, 17.30.070, 17.32.380, 17.46.030, 17.52.030, 17.52.060, 17.52.090, 17.52.275, 17.52.380, 17.52.490, and 17.62.050.

Enactment No: O2019-001

4.D. [1688-2018](#) Annual Update to Speed Limits on City Streets

Approved the second reading and final passage, and adopted Ordinance O2019-002 amending Napa Municipal Code Section 10.20.040 related to the establishment and enforcement of speed limits.

Enactment No: O2019-002

4.E. [1640-2018](#) Budget Staffing Plan for the Police and Fire Departments

Adopted Resolution R2019-001 authorizing the City Manager to amend the Budget Staffing Plan to: add one Secretary position to the Police Department, add one Office Assistant I/II position to the Fire Department, add one Administrative Secretary position to the Fire Department, delete one Secretary position from the Fire Department, and approve a budget adjustment for the FY2018-19 Police and Fire Department budgets.

Enactment No: R2019-001

4.F. [1701-2019](#) Monthly Budget and Investment Statement

Received and filed the Monthly Budget and Investment Statement as of November 30, 2018.

4.G. [1649-2018](#) Classification Specification for Human Resources Manager and Amendment to the Staffing Plan for the Human Resources Department

Adopted Resolution R2019-002 adopting the revised classification specification for Human Resources Manager and amending the budget staffing plan in the Human Resources Department

Enactment No: R2019-002

4.H. [1677-2018](#) Tentative Agreement Between the City of Napa and the Napa Chief Fire Officers

Approved and adopted the Tentative Agreement between the City of Napa and Napa Chief Fire Officers (NCFO) for the term January 1, 2019 through December 31, 2021 and authorized the City Manager to finalize and execute a successor Memorandum of Understanding.

4.I. [1683-2018](#) Annual Report on Development Impact Fees for Fiscal Year 2018

Received and filed the Annual Report on Development Impact Fees with Required Five-Year Findings for Fiscal Year Ending June 30, 2018.

4.J. [1691-2018](#) West VIPER 911 Emergency Telephone System Equipment, Software, Licensing, and Services

Authorized the Police Chief, on behalf of the City, to execute an agreement with West Safety Solutions Corp., for a five-year license to receive equipment, software, and services for the installation of a nineteen (19) position VIPER 911 telephone system, in an amount not to exceed \$808,785, and to implement amendments to this agreement not to exceed \$50,000.

5. ADMINISTRATIVE REPORTS:

5.A. [1684-2018](#) Emergency Storm Drain Repair of Minahen Street, Locust Street and Solano Avenue

Senior Civil Engineer John Ferons provided the staff report.

A motion was made by Councilmember Lueros, seconded by Councilmember Alessio, to adopt Resolution R2019-003 authorizing a budget appropriation in the amount of \$80,000 for the Minahen Storm Drain Repair Project; determining that the emergency actions taken for the Project are terminated; and determining that the actions authorized by this Resolution are exempt from CEQA. The motion carried by the following vote:

Aye: 4 - Alessio, Gentry, Lueros, and Sedgley

Absent: 1 - Techel

Enactment No: R2019-003

5.B. [1690-2018](#) Oxbow District Place Branding Report prepared by the Urban Land Institute Technical Assistance Panel

Robin Schabes, Economic Development Division Manager, introduced ULI Technical Assistance Panel representatives, Jim Heid and Michael Lander, who were in attendance.

Ms. Schabes provided a PowerPoint presentation which included background of the ULI Technical Assistance Panel (TAP) Program, their task to help create a framework for place-branding in the Oxbow District, and their response to the assignment, which included a 5-step place branding framework, seven branding recommendations, and three short-term action categories.

Vice Mayor Sedgley called for Public comment.

Francie Winnen, resident and member of the Friends of the Napa River - applauded and agreed with the findings and recommendations found in the report. She suggested an improved hand boat launching site and also suggested that the District be extended from River Terrace Drive, South, nearly to 8th Street, and from Soscol East to Silverado Trail. She provided a written letter to the Council that was submitted as a Supplemental to the agenda.

Bernhard Krevit, resident and member of the Friends of the Napa River - read a letter of support that was written by Charles Shinnamon. A copy of the letter was provided to Council and submitted as a Supplemental item to the agenda. Mr. Krevit also spoke regarding public art in the Oxbow Commons and stated that he had presented a proposal to staff with regard to improved connectivity for pedestrians and cyclist along the River Trail between Veterans Memorial Park and the Oxbow Market.

Tony Norris, resident, and member of the Friends of the Napa River - commended the study and appreciated the excitement the study was making. He supported the connectivity and walkability, and appreciation and use of the River.

Council discussion ensued.

Councilmember Gentry asked that the ULI Technical Assistance Panel representatives share their thoughts and observations of the project.

Councilmember Alessio thanked staff and stated she was inspired by the project. She also noted a concern with regard to the connectivity from Downtown to the Oxbow and asked how cycling would be incorporated.

Vice Mayor Sedgley asked how the Oxbow would be incorporated into the General Plan and suggested that the borderline be the center of the River to expand out further.

Mr. Heid commended Ms. Schabes and the entire Economic Development team on their work. He emphasized the importance of using the River as the center of the District, not the edge. He encouraged Council to be willing to experiment, take risks and to focus on the public realm to include quality of street, streetscape and walkability and let the rest evolve over time.

Mr. Lander commended staff on their outreach and inclusion of the community members to obtain a clear vision of the project and stated that with clear direction, the development community would be able to come forward to deliver an end product in a much more collaborative way.

Councilmember Gentry asked how the information provided would be incorporated into the General Plan. Ms. Schabes responded that the planning department had been very involved in the place branding process, and the information could be utilized throughout the General Plan process.

Councilmember Luros stated that she enjoyed reading the study and agreed that the Oxbow was a special location where locals and visitors can co-mingle. She appreciated the feedback from the panelists and agreed that the city should focus on better utilizing the river. She noted some parking concerns and encouraged other modes of transportation. She said she supported the idea of holding a contest to name the bypass trail, encouraged "Off the Grid" event, and suggested programmable lighting along the First Street Bridge.

Report received.

6. COMMENTS BY COUNCIL OR CITY MANAGER:

Vice Mayor Sedgley stated that Napa County adopted their Strategic Plan and noted that watershed protection and water quality was also a Napa City Council Priority and he looked forward to toward a common goal of preservation of water resources for our environment.

7. CLOSED SESSION:

City Attorney Barrett announced the closed session items.

7.A. [1698-2019](#)

Conference with Real Property Negotiators (Government Code section 54956.8): Property: Approximately 8.59 acre parcel located at 2344 Old Sonoma Road (APN 004-291-015). City Negotiators: Steve Potter, Jeff Freitas, Lark Ferrell, Erin Morris, Nancy Weiss, and Michael Barrett. Negotiating Parties: City of Napa, County of Napa, and Plenary Properties, LLC. Under Negotiation: price and terms of payment.

7.B. [1705-2019](#)

Conference with Labor Negotiators (Government Code section 54957.6): City designated representatives: Steve Potter, Desiree Brun, Michael Barrett, and Charles Sakai of Sloan Sakai Yeung & Wong. Employee organization: Napa City Employees Association.

CITY COUNCIL RECESS: 4:45 P.M.

6:30 P.M. EVENING SESSION

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

8.A. Roll Call:

Present: 4 - Councilmember Alessio, Councilmember Gentry, Councilmember Luros, and Vice Mayor Sedgley

Absent: 1 - Mayor Techel

9. PLEDGE OF ALLEGIANCE:

10. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced the following supplemental items:

Item 13.A.

- Housing Impact Fee Available Funding handout provided by City staff.
- Email of support from Mary Kay Sweeney dated January 14, 2019
- PowerPoint presentation by City staff.

Item 14.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:

Susan, resident - voiced concern regarding flooding in North Napa; suggested that no additional development in the area from Alston Park to the Napa River be approved until a new study would be completed.

Chris Benz, resident - commented regarding the Napa County Board of Supervisors meeting that was held earlier in the day. She stated that she was pleased the that supervisors planned to prioritize working with local cities and towns in response to the climate crisis and hoped that the City would participate.

Eve Kahn, Chair of Get a Grip on Growth and member of the Napa Housing Coalition - spoke in regard to the CASA Compact and voiced concern that not one member of the committee was from Napa.

13. ADMINISTRATIVE REPORTS:

13.A. [1682-2018](#) Affordable Housing Impact Fee Fund Loan Reservation for Heritage House

Housing Manager Lark Ferrell provided the staff report which included an overview of the project, and proposed financing. She reiterated that action sought by council was to secure a loan reservation.

Ms. Ferrell emphasized the benefit of having such a project move forward and stated that Abode Services had successfully carried out a similar model in Fremont, CA, that she was very impressed with.

She stated that members from the Gasser Foundation, Burbank Housing, and Abode Services were in attendance and available for any questions.

Councilmember Luros clarified that the recommended action before Council was to strictly approve funding, not to approve the project. She asked when the approval of the project would come back to Council. Planning and Code Enforcement Manager Erin Morris responded that the draft EIR would be released in June and the final report would likely come before Council in the Fall for approval.

Vice Mayor Sedgley called for public comment.

Susan, resident - shared concerns with the project.

Bill McGuire, resident - spoke in opposition of the project and noted safety concerns.

Chris Morrison, resident - spoke in opposition of the project - concerned with safety, high traffic and impact on property value.

Brett Halloran, resident - spoke in opposition of the project - concerned with impact on neighborhood, safety, lack of parking.

Tracy Lamb, resident, Executive Director NEWS and Napa Continuum of Care Board Member - spoke in support of the project; shared efforts made by NEWS to assist the homeless. Stated that full service project that was proposed was greatly needed and that providing stable housing was a critical step.

Jenna Bolyarde, Napa Continuum of Care Board Member, National Alliance to end Homelessness Consumer Advisory Board Member, Queen of the Valley Community Benefits Board Member and Housing Program Coordinator for Abode Services - spoke in support of the project and shared her own personal success story of overcoming homelessness. She stated there are similar models in Napa that have been very successful.

Cass Walker, Housing Consultant for the Gasser Foundation - spoke in support of the project and shared project background and provided statistics on the amount of homeless people that this project could help.

Dave Whitmer, resident and Napa County Planning Commission Member - spoke in support of the project - stated he had studied the project and felt that the partnership between the Gasser Foundation, Burbank Housing and Abode Services was a perfect opportunity to help Napa residents in need.

Tim Streblow, resident and Trustee on the Gasser Foundation - spoke in support of the project - shared his experience with homeless outreach and education; stated a majority of the homeless he encountered were lifelong Napa residents. He said that when he asked these residents what it would take to help get them out of their current situation all almost of them stated a roof over their head would be the first step to help them become productive citizens in society.

Chuck Shinnamon, resident - spoke in support of the project - stated housing was greatly needed.

Steve Bowden, resident - voiced concerns with the project. Stated he would like to see a requirement in place that would require those receiving

the housing take part in additional mental and behavioral health programs to help them improve their lives.

Theresa, resident - spoke in opposition - noted safety concerns. Stated she felt there were more appropriate, less populated areas, better suited for the project.

Grania Lindberg, resident - spoke in support - reiterated that onsite support would be provided and stated this project would fill a huge community need.

Ricky Hurtado, resident - spoke in support - commended Burbank Homes and Abode Services for their service to the community.

Lynn Rimona - spoke in opposition - agreed that there was a need for housing but stated the area was too densely populated; she suggested alternate sites.

Vice Mayor Sedgley reminded Council that the action before them was a reservation of funds, not a project approval.

Councilmember Gentry stated that she supported the project and thought it was a smart use of funds. She supported getting a home and case management for those residents in need. She also shared personal stories regarding her own experiences of assisting the homeless.

Councilmember Luros stated that she appreciated the public input and noted their concerns. She said that while there was additional work to be done on project details, she was comfortable reserving the necessary funds and supported staff's recommendation.

Councilmember Alessio stated the project was a great opportunity to serve the community. She also shared some of her past experiences and stated that the safety of the community is of importance to her.

A motion was made by Councilmember Luros seconded by Councilmember Gentry to adopt Resolution R2019-004 authorizing a reservation of funds and a budget adjustment in the amount of \$2,200,000 for the Heritage House Affordable Housing Project, which includes 66 rehabilitated and repurposed units, located at 3700 Valle Verde Drive. The motion carried by the following vote:

Aye: 4 - Alessio, Gentry, Luros, and Sedgley

Absent: 1 - Techel

Enactment No: R2019-004

14. PUBLIC HEARINGS/APPEALS:

- 14.A. [1695-2018](#) Economy Market Annexation, an Annexation of Four Properties Totaling 0.93 Acres at 1100, 1106, 1110, and 1118 Imola Avenue

Jose Cortez, Assistant Planner, provided staff report.

Vice Mayor Sedgley asked Council for any disclosures; there were none.

Vice Mayor Sedgley opened public testimony.

Jeffrey Redding, representing the applicants and owners of the Economy Market - stated his clients were seeking annexation so they could have the opportunity to make improvements. They were not proposing development, they simply would like to be in the City limits.

Ricky Hurtado, resident - spoke in support of the annexation.

Bernie Narvaez, resident - spoke in support of the annexation.

Sam Aldridge, neighbor to the market - stated that she did not receive notice of the hearing and asked she be notified in the future. She voiced concerns regarding the Market's activities and asked that the City properly supervisor the site for potential code violations.

A motion was made by Councilmember Lueros, seconded by Councilmember Alessio to close the public testimony. The motion carried unanimously.

Brief City Council discussion and questions ensued.

Mr. Cortez provided clarification on the noticing requirements for the public hearing and stated that notices were sent to all property owners of properties within a 500-foot radius of the subject property. The addresses were pulled from the County's database.

A motion was made by Councilmember Gentry, seconded by Councilmember Lueros, to adopt Resolution 2019-005 requesting that the Local Agency Formation Commission initiate proceedings for the annexation of the four properties at 1100, 1106, 1110, and 1118 Imola Avenue and determining that the actions authorized by this Resolution were adequately analyzed by a previous CEQA action. The motion carried by the following vote:

Aye: 4 - Alessio, Gentry, Lueros, and Sedgley

Absent: 1 - Techel

Enactment No: R2019-005

15. COMMENTS BY COUNCIL OR CITY MANAGER: None

16. ADJOURNMENT: 7:56 P.M.

Submitted by:

Tiffany Carranza, City Clerk