



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, February 5, 2019

3:30 PM

City Hall Council Chambers

3:30 PM Afternoon Session No Evening Session

3:30 P.M. AFTERNOON SESSION

1. CALL TO ORDER: 3:30 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 reports:

- Item 5.A. - PowerPoint Presentation by City Staff.
- Item 5.B. - PowerPoint Presentations by City Staff.
- Item 5.C. - PowerPoint Presentation by City Staff.

3. PUBLIC COMMENT:

James Hinton, resident, voiced his concerns regarding California Card Rooms and various issues about casinos.

Susan Rushing Hart, resident, voiced her concerns about flooding and provided Councilmembers with a copy of a September 10, 2018 Letter of Map Revision Determination Document prepared by FEMA.

4. CONSENT CALENDAR:

Item 4.A. was pulled for discussion by resident, James Hinton.

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

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

4.A. [1724-2019](#) Napa Sanitation District Board Membership

James Hinton, resident, voiced his concerns that there was only one applicant for the position and also expressed his frustration over the recruitment process. Mr. Hinton also suggested to postpone Mr. Mott's appointment.

Councilmember Gentry asked the City Clerk to confirm that only one application was received. City Clerk Carranza confirmed the only application received was submitted by Peter Mott.

Mayor Techel stated that Mr. Mott would be a good representative because he possessed a background in this area and was extremely involved.

Vice Mayor Sedgley concurred with Mayor Techel's statement and stated his support for continuity in regards to municipal service review. Vice Mayor Sedgley also noted that Mr. Mott had experience with sanitation processes. Vice Mayor Sedgley also encouraged new faces to apply in the future.

Councilmember Lueros agreed that Peter Mott was very qualified for the position, but expressed her concerns over the fact that he was the only applicant. Councilmember Lueros asked questions regarding the publication of vacancies and ways to improve.

City Clerk Carranza responded to Councilmember Lueros and stated that vacancies were announced and published via website postings, social media announcements, press releases, posting notices outside City Hall, and distributing flyers to various outside agencies

Councilmember Alessio asked questions regarding the timeline of the application process; City Clerk Carranza responded

Councilmember Gentry expressed her support towards Peter Mott, but also shared her concerns regarding his attendance.

Council discussion ensued.

A motion was made by Vice Mayor Sedgley, seconded by Councilmember Lueros, to appoint Peter Mott to the Napa Sanitation District Board for a four-year term beginning immediately and ending January 31, 2023. The motion carried by the following vote:

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

- 4.B.** [1669-2018](#) Tentative Agreement between the City of Napa and the Napa City Employees' Association
- Approved and adopted the Tentative Agreement between the City of Napa and the Napa City Employees' Association (NCEA) for the term January 1, 2019 through June 30, 2021, and authorized the City Manager to finalize a successor Memorandum of Understanding (MOU).
- 4.C.** [1694-2018](#)
- Adopted Resolution R2019-006 authorizing the City Manager to temporarily extend the term of an overfilled Community Development Director position during transitional services for complex projects, to allow former Community Development Director Rick Tooker to provide on-call advisory services to the City Manager, in return for limited compensation in the form of health and dental benefits.
- Enactment No: R2019-006
- 4.D.** [1717-2019](#) Fiscal Year 2017-18 Annual Tax Report for City of Napa Community Facilities District No. 2017-1 (Gasser Soscol Gateway)
- Accepted and filed the Annual Tax Report for the City of Napa Community Facilities District No. 2017-1 (Gasser Soscol Gateway) for the fiscal year ended June 30, 2018.
- 4.E.** [1712-2019](#) Classification Specification for Police Officer
- Adopted Resolution R2019-007 approving the revised classification specification for Police Officer.
- Enactment No: R2019-007
- 4.F.** [1673-2018](#) Grant Funding for Construction of Sustainable Transportation Infrastructure Improvements, in conjunction with the Manzanita Family Apartments Project at 2951 Soscol Avenue
- Adopted Resolution R2019-008 authorizing the Public Works Director to execute the Affordable Housing and Sustainable Communities Implementation, Indemnity and Cooperative Agreement with Satellite Affordable Housing Associates , to facilitate an application for grant funding from the California Strategic Growth Council and the Department of Housing and Community Development in an amount up to \$1,100,000 to reimburse the City's costs of constructing Sustainable Transportation Infrastructure Improvements (including rectangular rapid flashing beacons for streets with uncontrolled pedestrian crossings, a traffic signal at the intersection of Soscol Avenue and Old Soscol Way, and associated improvements).
- Enactment No: R2019-008

5. ADMINISTRATIVE REPORTS:

- 5.A.** [1709-2019](#) Downtown Napa Business and Construction Update for 2018
- Robin Klingbeil, Senior Development Project Coordinator, presented the Downtown Napa and Oxbow District Activity Report for 2018.
- There were no comments from the public.
- Brief Council comments and questions ensued.
- Council received a presentation highlighting 2018 business and construction activity in Downtown Napa.**
- 5.B.** [1710-2019](#) Demolition of Vacant Structures at 1795 D Street and 2291 Streblow Drive
- John Ferons, Senior Civil Engineer, provided the report.
- Dave Perazzo, Parks Urban Forestry Manager, provided an overview of the conditions of the structure located at 2291 Streblow Drive.
- Council comments and questions ensued.
- A motion was made by Councilmember Alessio, seconded by Councilmember Luros, to adopt Resolution R2019-009 declaring that the vacant structures located at 1795 D Street and 2291 Streblow Drive are surplus property, authorizing the Public Works Director to award and execute a construction contract with Sierra Excavating for the demolition of said structures in the bid amount of \$71,559, authorizing the Public Works Director to approve contract amendments and charges for project services up to a total amount not to exceed \$92,214, and determining that the actions authorized by this resolution are exempt from CEQA. The motion carried by the following vote:**
- Aye:** 5 - Alessio, Gentry, Luros, Sedgley, and Techel
- Enactment No: R2019-009

5.C. [1575-2018](#) Redwood Grove, a 34-Unit Affordable Housing Project Located at 2033 Redwood Road

Lark Ferrell, Housing Manager, provided the staff report.

A potential home buyer and resident, Sasha Lavine, supported the project and shared her excitement towards new housing opportunities.

Council comments and discussion ensued regarding home prices and funding.

Mayor Techel asked for clarification on pricing and Ms. Ferrell confirmed the price guaranteed.

Councilmember Gentry asked how the City could ensure there were no additional fees regarding construction cost increases and interest rates. Ms. Ferrell responded that a construction contract should be entered upon soon, which would lock the prices. Ms. Ferrell also provided clarification regarding funding.

Vice Mayor Sedgley also spoke about the financing piece and remaining balances in the affordable housing trust.

Mayor Techel discussed future sources of funding regarding Measure F.

A motion was made by Vice Mayor Sedgley, seconded by Councilmember Alessio, to adopt Resolution R2019-010 approving a \$650,000 increase in the previously approved \$1,025,000 loan to Burbank Housing Development Corporation for the Redwood Grove Project (2033 Redwood Road) for a total loan from the City's Affordable Housing Impact Fee Fund of \$1,675,000; authorizing the associated budget adjustment; and determining that the actions authorized by this resolution are exempt from CEQA. The motion carried by the following vote:

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

Enactment No: R2019-010

6. CONSENT HEARINGS:

6.A. [1716-2019](#) Class Specification and Salary Range for Community Relations and Media Manager

Mayor Techel announced the Consent Hearing.

There were no requests to speak.

The Consent Hearing was opened and closed without public comment.

A motion was made by Councilmember Lueros, seconded by Vice Mayor Sedgley, to approve the first reading and introduction of an ordinance Amending Napa Municipal Code Chapter 2.08.090 Regarding the Designation of Exempt Employees in the City Manager's Office; and (2) adopt Resolution R2019-011 Adopting the Classification Specification and Salary Range for Community Relations and Media Manager, and Amending the Budget Staffing Plan for the City Manager's Office. The motion carried by the following vote:

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

Enactment No: R2019-011

7. COMMENTS BY COUNCIL OR CITY MANAGER:

Mayor Techel introduced her intern and New Tech High School student, Juliet Murphy. Mayor Techel also reported that she recently attended the Mayor's Conference in Washington D.C. and discussions regarding disaster relief were highlighted at the event.

Vice Mayor Sedgley stated that he swore in the new Chamber of Commerce Officers and welcomed approximately fifty City Clerks from across California during a training held at Napa Valley College.

8. CLOSED SESSION:

City Attorney Barrett announced the following closed session item:

8.A. [1725-2019](#)

CONFERENCE WITH LEGAL COUNSEL-ANTICIPATED LITIGATION
(Government Code Section 54956.9(d)(4)): Potential initiation of litigation in one case.

9. REPORT ACTION TAKEN IN CLOSED SESSION:

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

10. ADJOURNMENT: 6:10 P.M.

Submitted by:

Tiffany Carranza, City Clerk