



# 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*

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Tuesday, March 5, 2019

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 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 6.B.: PowerPoint Presentation by City Staff.
- Item 7.A.: PowerPoint Presentation by City Staff.

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

###### **3.A. [1757-2019](#) American Red Cross Month**

Mayor Techel and members of City Council presented a Proclamation to Annie Schafer, American Red Cross Board Member, and Heidi Paul, Red Cross Volunteer.

###### **3.B. [1751-2019](#) Certificate of Recognition Honoring Vivian Barrett**

Mayor Techel and members of City Council presented a Certificate of Recognition to Vivian Barrett.

**4. PUBLIC COMMENT:**

James Hinton, resident, spoke in support of a recreational cannabis dispensary in Downtown Napa and asked that the item be agendaized for future discussion at a City Council meeting.

**5. CONSENT CALENDAR:**

Vice Mayor Sedgley pulled Item 5.B. for discussion.

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

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

**5.A. [1759-2019](#) City Council Meeting Minutes**

**Approved the December 18, 2018 Regular City Council Meeting Minutes.**

**5.B. [1664-2018](#) Contract for Water Supply from State Water Project**

Vice Mayor Sedgley pulled for discussion and thanked staff for their hard work.

**A motion was made by Vice Mayor Sedgley, seconded by Councilmember Alessio, to authorize the Mayor to execute Amendment No. 16 to the Contract for Water Supply with Napa County Flood Control and Water Conservation District ("District") (City Agreement No. 1482; and District Agreement No. 1573); and determine that the potential environmental effects of the actions authorized by Amendment No. 16 were adequately analyzed by the Final Environmental Impact Report for the Water Supply Extension Project, certified by the California Department of Water Resources on November 13, 2018. The motion carried by the following vote:**

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

**5.C. [1736-2019](#) Classification Specification and Salary Range for Assistant City Manager.**

**Adopted Resolution R2019-018 Amending the City Classification Plan and Budget Staffing Plan by Adopting the Classification Specification and Salary Range of Assistant City Manager and Abolishing the Classifications of Assistant City Manager, Development Services and Assistant City Manager, Administrative Services.**

Enactment No: R2019-018

**5.D. [1749-2019](#) Consulting Financial Audit Services**

**Approved an agreement with The Pun Group, LLP for financial audit services for five fiscal years, from the fiscal year 2018-2019 through fiscal year 2022-2023, in an amount not to exceed \$426,731, and authorize the Finance Director to sign the agreement on behalf of the City.**

**6. ADMINISTRATIVE REPORTS:****6.A. [1752-2019](#) Metropolitan Transportation Commission Member Interest**

Mayor Techel provided a brief report and asked if any members of the City Council were interested in serving on the Metropolitan Transportation Commission.

Vice Mayor Sedgley proposed Mayor Techel as a nominee.

**A motion was made by Councilmember Lueros, seconded by Vice Mayor Sedgley, to nominate Mayor Techel to be considered by the Napa County City Selection Committee as a nominee to the Metropolitan Transportation Commission (MTC). The motion carried by the following vote:**

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

**6.B. [1760-2019](#) Emergency Repair of Browns Valley Creek Damage to Browns Valley Road at Valley Glen Lane**

John Ferons, Senior Civil Engineer, provided the staff report.

Councilmember Gentry asked for clarification on the timeline and Mr. Ferons responded that the goal would be to work on repairs in late Spring in order to complete the project by Summer.

Brief Council discussion ensued.

**A motion was made by Councilmember Gentry, seconded by Councilmember Lueros, to adopt Resolution R2019-019 determining there is a need to continue the emergency action to execute and implement contracts for the design, permitting and construction of the creek bank and sidewalk repairs adjacent to Browns Valley Creek at Browns Valley Road and Valley Glen Lane, 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: R2019-019

**7. PUBLIC HEARINGS/APPEALS:**

7.A. [1732-2019](#) Golden Gate Village Townhomes Project - 17 Residential Units on 0.86 Acres at 2431 Imola Avenue

Mayor Techel asked Councilmembers to report on any disclosures. Councilmembers provided disclosures regarding their communications with the applicant and owner.

Jose Cortez, Assistant Planner, provided the staff report. The applicant was not present at the meeting.

Mayor Techel announced the Public Hearing and opened public testimony. There were no requests to speak. Mayor Techel closed public testimony.

Councilmember Lueros asked for clarification regarding power pole issues. Interim Public Works Director, Eric Whan, responded by stating staff recently met with both the applicant and owner to discuss solutions on how to address the existing power pole issues. The applicant and owner suggested providing a different improvement alignment on the Imola frontage and Public Works proposed that the project team submit an engineering sketch. Public Works had not yet received an engineering sketch.

Vice Mayor Sedgley noted that affordability was improved in the extension process and stated his support for the project.

Councilmember Gentry thanked staff for their communication regarding the project and shared various methods on how staff worked with the applicant to generate potential solutions.

Councilmember Alessio stated her concerns with extending the project because it had already been extended multiple times. She was also concerned that Public Works staff had not received a response from the applicant regarding the engineering sketch, and that the applicant was not in attendance at the meeting.

Mayor Techel requested staff to bring back a report on the status of the project within three to six months.

Vice Mayor Sedgley expressed his concern that if Council did not approve the extension, it would further delay construction efforts. Vice Mayor Sedgley supported Mayor Techel's request regarding an update from staff on the project within the next few months.

Councilmember Lueros echoed Vice Mayor Sedgley's thoughts and noted the applicant's efforts in reaching out to Council prior to the meeting. Councilmember Lueros supported the future staff update as well.

A motion was made by Vice Mayor Sedgley, seconded by Councilmember Luros, to adopt Resolution R2019-020 approving a two-year extension to a previously approved Design Review Permit, Variances (VA-1 and VA-2) and Tentative Subdivision Map for the Golden Gate Village Townhomes and determining that the actions authorized by this Resolution are exempt from the requirements of CEQA and direct staff to provide an update on the project at a future City Council meeting. The motion carried by the following vote:

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

Enactment No: R2019-020

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

Vice Mayor Sedgley highlighted the smoke detector program, which he initiated in 1989 while working for the Fire Department, and thanked the Red Cross for carrying out the program.

Vice Mayor Sedgley also stated that he met with businesses on Main Street between Third Street and Second Street and issued a reminder that businesses are open during construction.

Councilmember Luros stated that she had also visited many restaurants on Main Street and businesses informed her that construction work had not had a major impact their establishments.

Councilmember Alessio attended the Napa Solano Area on Aging Committee meeting in Fairfield and stated that they were seeking applicants for their Oversight Board. Councilmember Alessio encouraged citizens to apply for the vacancies.

Councilmember Alessio also thanked Interim Public Works Director Whan, City Manager Potter, and Council for attending the Hispanic Chamber Mixer that was held at City Hall.

Councilmember Alessio congratulated the Napa Fire Department on their "Fill the Boot" fundraiser for burn victims and reported over \$14,000 was raised, which would be presented to the Firefighter's Burn Institute.

Councilmember Alessio attended a birthday celebration for Dr. Seuss hosted by Napa County Library and recognized Steve and Sarah Aylard, local dentists, for their art donations.

## **9. CLOSED SESSION:**

City Attorney Barrett announced the following Closed Session items:

**9.A.** [1763-2019](#)

- CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION (Government Code Section 54956.9(d)(1)): San Francisco Superior Court, Judicial Council Coordination Proceeding No. 4955.

**9.B.** [1764-2019](#)

- CONFERENCE WITH LEGAL COUNSEL - ANTICIPATED LITIGATION (Government Code Section 54956.9(d)(2)): Significant exposure to litigation in one potential case.

**CITY COUNCIL RECESS: 4:32 P.M.****6:30 P.M. EVENING SESSION****10. CALL TO ORDER: 6:30 P.M.****10.A. Roll Call:**

**Present:** 5 - Councilmember Alessio, Councilmember Gentry, Councilmember Luros, Vice Mayor Sedgley, and Mayor Techel

**11. PLEDGE OF ALLEGIANCE:****12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

City Clerk Carranza announced the following supplemental report and communication:

- Item 15.A.: PowerPoint Presentation by City Staff and Written Communication from Charles Shinnamon dated March 5, 2019.

**13. REPORT ACTION TAKEN IN CLOSED SESSION:**

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

**14. PUBLIC COMMENT:**

Valerie Wolf, resident, spoke in opposition of the installation deployment of 5G cell antennas and expressed her concerns regarding health and welfare issues.

Suzanne Bauman, resident and member of Napa Neighborhood Association, spoke in opposition of the cell site on Pueblo Avenue located near several facilities related to children and she voiced health concerns for the youth.

Francine (no last name provided), resident, expressed her concerns regarding the recent officer involved shooting where a Napa County Deputy was almost killed. Francine asked Council to reach out to the Board of Supervisors regarding public notification policies on the release of felons.

Lisa Macomber, resident, spoke on the Napa County Sheriff officer involved shooting incident and asked Council to communicate with the Board of Supervisors about Senate Bill 54, specifically regarding repeat criminal offenders and public notification system on the release of inmates.

Eve Kahn, resident, complimented Councilmembers for recognizing Vivian Barrett and asked for clarification regarding TOT revenue. Ms. Kahn also shared her support for broader protection of our reservoirs.

James Hinton, resident, commended Napa Police Officer Moore, who was in attendance, for protecting first amendment rights. Mr. Hinton also spoke regarding recreational cannabis in Downtown Napa, commented on Proposition 64, and discussed election recall matters.

Mayor Techel responded to Ms. Kahn, stating that Council would be receiving an update regarding the Watershed Study at the next regularly scheduled City Council meeting. Mayor Techel referred the question regarding TOT to the City Manager.

City Manager Potter confirmed the confusion regarding TOT numbers by clarifying that our Finance Director presented on the City's TOT where as the newspaper article in the Napa Valley Register referred to a countywide TOT.

Police Chief Plummer responded to residents concerns regarding the officer involved shooting by Napa County Sheriff's Department. Police Chief Plummer noted that a subcommittee had been formed to discuss illegal immigration, deportation, and collaboration among local agencies.

**15. ADMINISTRATIVE REPORTS:**



- 15.A. [1728-2019](#) Civic Center Project to Develop Buildings for City Offices, Meeting Spaces, and Related Facilities for Public Safety, General Government Administration, Fire Station No. 1, and Public Parking

City Manager Potter stated that staff was taking a thorough look at the project. He also explained the first phase would examine the overall process and the second phase would focus more on affordability.

Retired Assistant City Manager and Project Consultant, Nancy Weiss, opened the presentation by reviewing the Civic Center Project Goals from the original RFP and stated that the discussion would be focused on the Public Project; the Private Development would not be discussed during the first phase. Ms. Weiss introduced Public Works Administrative Services Manager, Heather Maloney, and JLL Consultant, James Birkey, who were also available for questions.

Ms. Weiss continued by outlining the project background and provided an in-depth overview of the Alternative Analysis Phase Process.

Mayor Techel called for Public Comment.

Kyle Swarens, Lead Field Representative for Carpenters Local 751, spoke in opposition of the project because the developer had not selected local general contractors. Mr. Swarens emphasized the need to focus on apprenticeships, certifications, healthcare for families, and opportunities for local youth.

Jason Kishineff, Congress candidate for District 5, spoke in opposition of the project and he suggested that Council focus on other needs such as housing, public safety, poverty, and healthcare in Napa County.

Eve Kahn, resident, voiced her concerns regarding the project including community engagement happening early on in the process, design of the Council Chamber and overflow plans for large crowds, security of the building, staffing needs for the future, and housing revitalization.

Chuck Shinnamon, resident, thanked staff and Council for reevaluating the project. Mr. Shinnamon voiced his concern over the lack of community engagement and suggested more than three public outreach sessions in order to ensure a dialogue between staff and residents.

John Salmon, resident, thanked Council for taking a second look and reevaluating the project. Mr. Salmon stated that Council needed to direct staff early on regarding the combination of City Hall and Police Department and suggested there is enough public land to use for the project. In addition, Mr. Salmon urged Council to pay attention to the funding.

Donna Laba submitted a public comment card, but she did not speak.

Council discussion and questions ensued.

Vice Mayor Sedgley agreed with public speaker, Kyle Swarens, that Council needed to address trained trade workers issues and consider who would be performing the labor on upcoming City projects.

Vice Mayor Sedgley asked if Council agreed to the existing original Project Goals.

Councilmember Luross suggested reviewing each goal one by one in order to receive feedback from each Councilmember.

Councilmember Alessio asked for definitions of each Goal.

Councilmember Gentry asked for clarification regarding the subcommittee roles. Councilmember Luross stated that the first step would be to confirm the goals.

Mayor Techel stated she would like to see more regarding the cost analysis of the project before focusing on the design elements.

Councilmember Gentry stated that better technology should be a high priority and she would like to look further into staffing needs. Councilmember Gentry also suggested looking into rehabilitating current buildings in order to save money.

Councilmember Alessio stated that she supported community involvement in the goal setting process.

Mayor Techel suggested staff look into implementing an online survey of residents to obtain buy-in early on in the process. Mayor Techel also stated that she supported the Police Department to be in close proximity with City Hall to avoid silos, but these two departments did not need to be in the same building.

Council continued to review each Project Goal. Council discussion and questions ensued.

GOAL #1: Provide modern and efficient Public Safety facilities.

By consensus, Council supported GOAL #1.

GOAL #2: Co-locate City functions for operational, energy and cost efficiencies.

Councilmember Luros and Councilmember Alessio asked for clarification on what closely located meant. Councilmember Alessio opposed combining the Police Department and City Hall. Vice Mayor Sedgley asked Councilmembers if they interpreted the current distance between City Hall, Police Department, and Community Services Building as "close proximity" and Councilmembers agreed on this definition.

By consensus, Council supported GOAL #2.

GOAL #3: Provide spaces designed for collaboration and engagement with the public.

Vice Mayor Sedgley discussed options for Council Chamber, overflow plans, and adequate shared meeting spaces. Councilmember Gentry shared her thoughts regarding collaborative spaces with the public. Councilmember Alessio proposed offering community spaces, such as conference rooms, for the public to utilize. Mayor Techel discussed flexibility of space.

By consensus, Council supported GOAL #3.

GOAL #4: Provide customer-oriented service counters and space.

Councilmember Luros emphasized easy access to services, parking, and how the busiest level of interaction with the public occurs at the Community Services Building. Vice Mayor Sedgley also noted that the Community Services Building serves the most amount of customers compared to other city facilities. Councilmember Alessio highlighted providing 5 star customer service for residents.

By consensus, Council supported GOAL #4.

GOAL #5: Provide a modern City Council Chamber and new public meeting and reception space.

By consensus, Council supported GOAL #5.

GOAL #6: Achieve workflow efficiencies and allow flexible design layouts.

Mayor Techel stated that employees needed to be thoroughly engaged in the process. Councilmember Luros agreed. Councilmember Gentry proposed the idea of site tours of new, modern facilities such as

companies like Facebook.

By consensus, Council supported GOAL #6.

GOAL #7: Fully integrate technology in work areas.

By consensus, Council supported GOAL #7.

GOAL #8: Avoid expensive maintenance and renewal work required to maintain current facilities.

Councilmember Luros stated that this was a huge issue because Council must address the costs associated with doing nothing versus the costs to modernize.

Council discussion ensued regarding building maintenance. By consensus, Council supported Goal #8 with a focus on achieving cost efficiencies of maintenance of city facilities.

Project Consultant Weiss confirmed that Council supported GOALS #1 through #8 and described the following two goals put forward by Council:

- 1) Develop a project that is within the City's financial affordability
- 2) Emphasis on stakeholder involvement and community engagement

By consensus, Council supported the two new goals and directed staff to move forward with GOALS #1 through #10.

Council discussion ensued regarding the project title of the Civic Center.

Council discussion ensued regarding the project site boundaries map.

Vice Mayor Sedgley stated he preferred to keep the project in the Downtown area. Councilmember Luros agreed with Vice Mayor Sedgley that Downtown was the best location for the project. Councilmember Alessio supported the Downtown location and encouraged feedback from the community.

Council discussion ensued regarding adding a goal related to hiring local contractors. By consensus, Council agreed to add hiring local contractors as GOAL #11.

City Manager Potter stated the purpose of Phase 1 was to reaffirm goals, consider location options, and analyze associated costs.

Ms. Weiss provided further clarification on internal communication

regarding staff involvement and external communication regarding the process with members of the public.

Council discussion and questions ensued regarding financial impacts and costs.

**A motion was made by Councilmember Luros, seconded by Councilmember Alessio, to (1) direct staff to move forward with the recommend Project Goals for the Civic Center Project; (2) Authorize the City Manager to approve Amendment No. 1 to Agreement No. C2018-331 with Jones Lang LaSalle in the increased amount of \$625,000 for a total Agreement amount of \$749,500; and (3) Authorize the City Manager to approve Amendment No. 1 to Agreement No. C2018-044 with Laura Blake Architect in the increased amount of \$125,000 for a total Agreement amount of \$250,000. The motion carried by the following vote:**

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

**16. COMMENTS BY COUNCIL OR CITY MANAGER: None.**

**17. ADJOURNMENT: 8:13 P.M.**

**Submitted by:**

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**Tiffany Carranza, City Clerk**