

**MINUTES
ST. HELENA CITY COUNCIL
March 22, 2016**

**4:30 P.M. SPECIAL STUDY SESSION
465 MAIN STREET, ST. HELENA
VINTAGE HALL BOARD ROOM – SECOND FLOOR**

**6:00 P.M. REGULAR MEETING
465 MAIN STREET, ST. HELENA
VINTAGE HALL BOARD ROOM – SECOND FLOOR**

A complete video recording of this meeting, except for closed session, can be found at www.cityofsthelena.org or by calling the City Clerk at (707) 967-2792. The City Council video is the official record of the Council meeting.

1. PUBLIC COMMENTS PERTAINING TO THE STUDY SESSION SESSION

Public comments will be taken after each study session item presentation.

2. STUDY SESSION

- a. Culinary Institute of America at Greystone (CIA) - Conceptual proposal from the Culinary Institute of America seeking general input on the construction on 4-new dormitory buildings to provide 135 new beds at 830 Pratt Avenue and a complete renovation of the Greystone facility on Highway 29, 2555 Main St.

Managing Director at The Culinary Institute of America Tom Bensel presented the conceptual proposal from the Culinary Institute of America seeking general input on proposed the construction.

Faith Echtermeyer, Donna Hinds, Rusty Hinds and Geoff Ellsworth addressed the Council.

- b. Adams Street/Lyman Park - Presentation from Citizen Group "Rebuild St. Helena" proposing a direct sale of the Adams Street parcel to a hotel developer, to fund the construction of a new City Hall and to make improvements to Lyman Park as an alternative to the issuance of an open Request for Proposals (RFP) to purchase and/or lease the Adams Street and City Hall properties for potential development

Citizen Group "Rebuild St. Helena" Andy Bartlett, George Caloyannidis, George David, Mike Thomas and Oliver Caldwell presented to Council their conceptual proposal of Adams Street/Lyman Park.

Suzanne Silverstein, Faith Echtermeyer, Pat Dell, Geoff Ellsworth, Jack Oliver, Mary Stephensen, Trisha Westbrook, Kathleen Karwic and Marty Bennett addressed the City Council.

It was the consensus of the City Council to direct City Manager Phillips and Planning & Community Development Director Housh to issue an RFP for consulting services to develop proposals for the Adams Street and City Hall properties for Council's consideration.

Mayor Galbraith called for recess at 6:14 pm.

The meeting reconvened at 6:30 pm.

3. CALL TO ORDER

Mayor Galbraith called the meeting to order at 6:30 p.m. and the flag was saluted.

4. PLEDGE OF ALLEGIANCE

5. ROLL CALL

4:30 P.M. STUDY SESSION and 6:00 P.M. REGULAR MEETING:

Present: Councilmembers Dohring, Crull, White and Mayor Galbraith

Absent: Councilmember Pitts

6. PUBLIC FORUM:

Geoff Ellsworth and Marty Bennett addressed the City Council

7. REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, and AB 1234 REPORTS:

City Manager Jennifer Phillips reminded the community that City offices will be closed March 31st in observance of Caesar Chavez Day.

Finance Director April Mitts noted the upcoming Budget Workshop will be held on May 4th.

Planning & Community Development Director Noah Housh noted the upcoming finalization of the General Plan process.

Councilmember Crull reminded the community of the e-waste recycling being held on April 23rd.

Councilmember Dohring encouraged the community to donate towards "Give Big!". He also noted he'd like the Council's protocols reviewed concerning the public comment time being increased.

Mayor Galbraith discussed the upcoming "Try Transit", ride the Vine for free April 18th through the 22nd.

PRESENTATIONS AND PUBLIC RECOGNITIONS

8. Proclamation – Beringer Celebratory Proclamation was presented to President of Treasury Wine Estates, Americas Bob Spooner, Senior Winemaker Mark Beringer and Beringer Vineyards General Manager Tracy Sweeney

9. Proclamation – National Library Week was presented to Volunteer Coordinator & Library Spanish Services Associate Mari Martinez Serrano

10. Proclamation – Recognizing April 10-16, 2016 as National Volunteer Week was presented to Volunteer Coordinator & Library Spanish Services Associate Mari Martinez Serrano and student volunteer Raina Erwin.

11. Presentation - Household Hazardous Waste Program was presented by by Steve Lederer, Upper Valley Waste Management Agency Manager and Napa County Director of Public Works Management

CONSENT ITEMS:

12. Consideration and proposed approval of Regular and Special Meeting Minutes of:

- a. Special Meeting Minutes of March 24, 2015
- b. Regular Meeting Minutes of March 24, 2015
- c. Regular Meeting Minutes of April 14, 2015
- d. Special Meeting Minutes of April 15, 2015
- e. Regular Meeting Minutes of April 28, 2015
- f. Special Meeting Minutes of May 11, 2015
- g. Regular Meeting Minutes of May 12, 2015

h. Regular Meeting Minutes of May 26, 2015

13. Consideration and proposed approval of a resolution 2016-37 amending the Two Year Memorandum of Understanding (MOU) Between the St. Helena Employee Association (SHEA) and the City of St. Helena, authorize the City Manager to execute the amended MOU and approve a revised mid-year budget adjustment not to exceed \$30,100

CEQA Status: Not a CEQA Project
Lead Staff: Mandy Kellogg, Senior Management Analyst
Kathy Robinson, Human Resources/IT Director
Recommendation: Adopt

Vice Mayor White moved to approve Consent Items 12 and 13. The motion was seconded by Councilmember Dohring and on roll call carried by the following vote:

AYES: Councilmembers White, Dohring, Crull and Mayor Galbraith

NOES: None

ABSENT: Councilmember Pitts

NEW BUSINESS:

14. Informational Item: Review of General Obligation Bonds as a possible revenue measure

CEQA Status: Not a CEQA Project
Lead Staff: Jennifer Phillips, City Manager
Recommendation: Informational

City Manager Phillips reported and reviewed General Obligation Bonds as a possible revenue measure.

No public comment was received.

It was the consensus of the Council not to pursue General Obligation Bonds as a possible revenue measure.

15. Voter Survey Results for a City Charter and Vital Services Measure in St. Helena

CEQA Status: Not a CEQA Project
Lead Staff: Jennifer Phillips, City Manager
Recommendation: Provide direction

FM3 Consultant Lucia Del Puppo reported to the City Council the voter survey results.

North Bay Association of Realtors Representative Daniel Sanchez and Donna Hinds addressed the City Council.

It was the consensus of the City Council to agendize a future staff report discussing a timeline for a sales tax with a sunset provision consisting of 5 or 9 years. Councilmember Dohring noted for the record he opposes this measure.

16. Receive and File Administrative Policy P-FI-007 Grant Application and Management Policy; Consideration and Proposed Approval of a Resolution 2016-38 Rescinding any Previous Policies or Administrative Memorandum which are Inconsistent with Administrative Policy P-FI-007 Grant Application and Management Policy

CEQA Status: Not a CEQA Project
Lead Staff: April Mitts, Finance Director
Tracey Perkosky, Grants Manager
Recommendation: Receive and file/adopt

Grants Manager Tracey Perkosky reported to the Council on this item.

No public comment received.

Councilmember Crull moved to approve resolution 2016-38 rescinding any previous policies or administrative memorandum which are inconsistent with Administrative Policy P-FI-007 Grant Application and Management Policy. The motion was seconded by Vice Mayor White and on roll call carried by the following vote:

AYES: Councilmembers Crull, White, Dohring and Mayor Galbraith

NOES: None

ABSENT: Councilmember Pitts

17. Request for Direction on Repayment Strategy for State Revolving Loan Fund (SRF)

CEQA Status: Not a CEQA Project
Lead Staff: April Mitts, Finance Director
Recommendation: Provide direction

Finance Director Mitts reported to Council on this item.

Bobbi Monnette addressed the City Council.

It was the consensus of the Council directing staff to further pursue scenario 1 with the gradual repayment method.

The Council also directed staff to agendize the assigned general fund policy for possible updates.

18. Consider opposition letter of Senate Bill 876 (Liu) - Homelessness

CEQA Status: Not a CEQA Project
Lead Staff: Jennifer Phillips, City Manager
Recommendation: Provide direction

City Manager Phillips reported on this item.

Bobbi Monnette addressed the City Council.

Vice Mayor White moved to approve the opposition letter of Senate Bill 876 (Liu) - Homelessness. The motion was seconded by Councilmember Crull and on roll call carried by the following vote:

AYES: Councilmembers White, Crull, Dohring and Mayor Galbraith

NOES: None

ABSENT: Councilmember Pitts

ADJOURNMENT

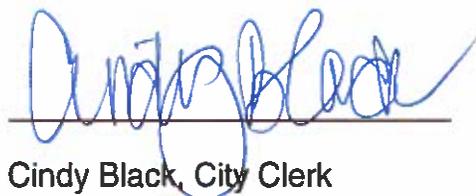
Mayor Galbraith adjourned the meeting at 8:24 p.m.

APPROVED:



Alan Galbraith, Mayor

ATTEST:



Cindy Black, City Clerk