



Mayor: Alan Galbraith  
Vice Mayor: Peter White  
City Council: Sharon Crull  
Paul Dohring  
Greg Pitts

**St. Helena City Council**  
**Regular Meeting**  
**March 22, 2016**

**4:30 PM Session Study Session Meeting**  
**Vintage Hall Board Room – Second Floor**  
**465 Main Street, St. Helena**

**6:00 PM Regular Meeting**  
**Vintage Hall Board Room – Second Floor**  
**465 Main Street, St. Helena**

**PLEASE NOTE: Any person who wishes to speak regarding an item on the agenda or make a comment under the “Oral Communication” portion of the agenda may voluntarily complete a “Speaker Card” and submit it to the City Clerk BEFORE that portion of the agenda is called. Speaker cards are available on the table in back of the room. Please observe the time limit of three minutes.**

**1. PUBLIC COMMENTS PERTAINING TO THE STUDY SESSION SESSION**

**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.
- b. Adams Street/Lyman Park - Presentation from a citizen group 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 for the development of the Adams Street property.

**3. CALL TO ORDER**

**4. PLEDGE OF ALLEGIANCE**

## 5. ROLL CALL

6. **PUBLIC FORUM:** Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Forum. Each person's comments shall be limited to 3 minutes. Each person is entitled to speak on any non-agendized item only once at any meeting. Brief questions by Councilmembers for clarifications may be posed and answered, and Councilmembers may make requests that items be placed on future agendas, but in accordance with state law, no substantive discussion or action may take place unless and until the matter properly appears on the agenda.
7. **REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, and AB 1234 REPORTS:** Reports by staff and/or Councilmembers on items of general interest. Brief questions for clarification may be posed and answered, and Councilmembers may request that items be placed on a future agenda. Except under certain circumstances, the Brown Act prohibits any other discussion or action by the City Council.

## **PRESENTATIONS AND PUBLIC RECOGNITIONS**

8. Proclamation – Beringer Celebratory Proclamation presented to Senior Winemaker Mark Beringer and Beringer Vineyards General Manager Tracy Sweeney
9. Proclamation – National Library Week presented to Volunteer Coordinator & Library Spanish Services Associate Mari Martinez Serrano
10. Proclamation – Recognizing April 10-16, 2016 as National Volunteer Week presented to Volunteer Coordinator & Library Spanish Services Associate Mari Martinez Serrano
11. Presentation - Household Hazardous Waste Program by Steve Lederer, Upper Valley Waste Management Agency Manager and Napa County Director of Public Works Management

**CONSENT ITEMS:** Members of the Council or the public may ask that any items be considered individually for purposes of considering alternative action, for extended discussion, or for public comment. Unless that is done, one motion may be used to adopt all recommended actions. (Roll Call Vote)

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 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

**NEW BUSINESS:**

14. Informational Item: General Obligation Bonds

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

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

16. Receive and File Administrative Policy P-FI-007 Grant Application and Management Policy; Consideration and Proposed Approval of a Resolution 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

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

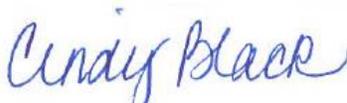
CEQA Status: Not a CEQA Project  
Lead Staff: April Mitts, Finance Director  
Recommendation: Provide direction

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

**ADJOURNMENT** The next Regular City Council meeting is scheduled for April 12, 2016, at 6:00 p.m. in the Vintage Hall Board Room located at 465 Main Street.

This agenda was posted at City Hall, 1480 Main Street, and at Vintage Hall, 465 Main Street, St. Helena, California on March 18, 2016.



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Cindy Black, City Clerk

In Compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the City Clerk's Office (707) 967-2792. Notification 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

### **CHALLENGING DECISIONS OF CITY ENTITIES**

The time limit within which to commence any lawsuit or legal challenge to any quasi-adjudicative decision made by the City of St. Helena is governed by Section 1094.6 of the Code of Civil Procedure, unless a shorter limitation period is specified by any other provision, including without limitation Government Code section 65009 applicable to many land use and zoning decisions, Government Code section 66499.37 applicable to the Subdivision Map Act, and Public Resources Code section 21167 applicable to the California Environmental Quality Act (CEQA). Under Section 1094.6, any lawsuit or legal challenge to any quasi-adjudicative decision made by the City must be filed no later than the 90th day following the date on which such decision becomes final. Any lawsuit or legal challenge, which is not filed within that 90-day period, will be barred. Government Code section 65009 and 66499.37, and Public Resources Code section 21167, impose shorter limitations periods and requirements, including timely service in addition to filing.

If a person wishes to challenge the above actions in court, they may be limited to raising only those issues they or someone else raised at the meeting described in this notice, or in written correspondence delivered to the City of St. Helena, at or prior to the meeting. In addition, judicial challenge may be limited or barred where the interested party has not sought and exhausted all available administrative remedies.

### **SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA**

Any supplemental writings or documents distributed to a majority of the City Council regarding any item on this Agenda, after the posting of the Agenda, will be available for public review in the City Clerk's Office located at 1480 Main Street, St. Helena, California, during normal business hours. In addition, such writings or documents will be made available on the City's web site at <http://cityofstheleena.org> and will be available for public review at the respective meeting.