



Mayor: Del Britton
Vice-Mayor: Sharon Crull
City Council: Catarina M. Sanchez
Peter White
Ann Nevero

AGENDA
REGULAR MEETING
ST. HELENA CITY COUNCIL
VINTAGE HALL BOARD ROOM – SECOND FLOOR
465 MAIN STREET, ST. HELENA
OCTOBER 25, 2011
5:30 P.M. CLOSED SESSION
6:00 P.M. REGULAR MEETING

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.

Prior to the meeting the public may review available information at City Hall or at the George and Elsie Wood Public Library.

I. Appeal. A person who is dissatisfied with a decision of the City Council may have the right to a review of the decision by a Court. California Code of Civil Procedure Sections 1094.5 and 1094.6 generally limit the time within which a decision of the City Council may be judicially challenged. If a person challenges a decision in Court, he or she may be limited to raising only those issues that were raised at the Public Hearing described in this notice, or in written correspondence delivered to the City Council at, or prior to, the Public Hearing.

Special Assistance for the Disabled. In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact City Hall, (707) 967-2792. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR35.102-35.104 ADA Title II). However, City staff will attempt to assist at any time with accessibility. The City Clerk has equipment to assist those with a hearing impairment.

Council Action. All agenda items as listed are intended to give notice to members of the public of a general description of the items or matters to be discussed or acted upon. Any particular item, matter, or recommended action represents staff’s recommendation to the City Council, or the general nature of the item or matter as requested by Council. The

City Council may take any action within its authority which it deems to be appropriate on the agenda item and is not limited in any way by any recommended action.

Closed Sessions. The City Council will convene in Open Session at the stated time, but will then adjourn to any Closed Sessions(s) listed on the agenda. The public is invited to address the Council with comment on any listed Closed Session item immediately prior to Council's adjournment into Closed Session or consistent with any other provisions permitting public comment. The Council will reconvene in Public Session at 6:00 p.m. At that time, if appropriate and as required under the Brown Act, any actions taken during the preceding Closed Session will be announced. If necessary, the Council may reconvene in Closed Session to continue discussion of listed items following the completion of other business.

Public Testimony Procedures. Pursuant to Government Code Section 54954.3, the public may address the Council on each agenda item during the Council's consideration of that item as follows:

- **Addressing the Council generally.** Before testifying it would be appreciated if speakers would identify themselves; however, name and address is optional. The purpose of public testimony is for Councilmembers to benefit from the views of the public. Comments from the public should be directed towards the Council. Councilmembers and staff generally avoid entering into a dialogue with members of the public who may address the Council.
- **Public comment on agendized items.** Members of the public are entitled to speak on any item on the agenda either immediately after the item is called by the Mayor or during a Public Hearing on the subject matter opened by the Mayor. Each person is entitled to speak on any agenda item only once at any meeting, and the right to speak at the appropriate time waives any further right to address the Council on that item at that meeting. Participation in debate on any item before the Council shall be limited to members of the Council, although Councilmembers may ask members of the public for additional information.
- **Public comment on unagendized items.** Members of the public are entitled to speak on matters of municipal concern not on the agenda during Public Forum. Please refer to the procedures under Item 7, Public Forum.
- **Time limit.** Each person's comments shall be limited to 3 minutes, except as provided below regarding land use Public Hearings.
- **Addressing Council at land use Public Hearings.** The applicant at a land use Public Hearing shall be permitted to address the Council for 15 minutes following the staff report. If there is a spokesperson for the opposition, the spokesperson shall be permitted to speak for 15 minutes. All other speakers will be limited to 3 minutes each. Applicant shall be permitted 5 minutes at close of public comments for rebuttal.
- **Presentation by spokesperson.** Whenever any group of persons wishes to address the Council on the same subject matter, it shall be proper for the Mayor to request that a spokesperson be chosen by the group to address the Council, and, in case additional matters are to be presented at the time by any other member of the group, to limit the number of persons addressing the Council so as to avoid unnecessary repetition before the Council.

- **Irrelevant testimony.** The Mayor shall rule out of order any testimony not relevant to the agenda item then under discussion.
- **Items submitted after packet distribution.** Materials related to any item on the Agenda submitted to the Council after distribution of the agenda packet are available for public inspection in the City Clerk's Office at 1480 Main Street, St. Helena, CA during normal business hours and placed with the agenda at the back of the Council Chamber prior to the start of the meeting.

1. CLOSED SESSION (5:30 P.M.)

Conference with Negotiator (Interim City Manager)
 Negotiations with St. Helena Employees Association (SHEA)
 Brown Act Section: 54957.6

CONFERENCE WITH LABOR NEGOTIATOR
 Agency designated representatives: Interim City Manager
 Unrepresented employee: Chief of Police
 Brown Act Section: 54957.6

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. REPORTS BY STAFF AND CITY COUNCIL AND FUTURE AGENDA ITEMS:

Reports by staff and/or Councilmembers on items of general interest or action taken during Closed Session. 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.

4. 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.

5. PRESENTATIONS AND PUBLIC RECOGNITIONS

- None

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)

6. City Council Regular Minutes of September 27, 2011

Recommended Action: Approve

7. City Council Regular Minutes of October 11, 2011
Recommended Action: Approve
8. Park and Recreation Minutes of September 19, 2011
Recommended Action: Note and File
9. Introduction of Ordinance Amending Sections of the St. Helena Municipal Code Relating to City Council Meeting Place
Recommended Action: Introduce and Waive Reading of Proposed Ordinance
10. Approval of Professional Services Agreement with Urban Planning Partners to Prepare the Hunter Subdivision Environmental Impact Report (EIR)
Recommended Action: Adopt
11. Resolution Supporting the Napa County Farmland Protection Act
Recommended Action: Adopt
12. Planning Commission Actions of October 18, 2011
Recommended Action: Note and File
13. Resolution Denying the Appeal of Conditional Use Permit to Operate an Art Gallery at 1371 Main Street
Recommended Action: Adopt

PUBLIC HEARINGS

14. Zoning Ordinance Text Amendment to Municipal Code Chapters 17.32 Low Density Residential; 17.40 Medium Density Residential; and 17.44 High Density Residential; 17.48 Central Business; 17.52 Service Commercial; 17.56 Business and Professional Office; 17.60 Industrial; 17.68 Public /Quasi-Public; & 12.32 Parks to Allow for Special Events (Interim Planning Director)
15. A proposed Ordinance amending Article 2 of Chapter 13 of the City Code relating to Water Shortage Emergencies. The proposed ordinance amends the current water shortage emergency trigger system used to limit customer's water use. The current system was developed when Bell Canyon Reservoir was the City's only source of water. The proposed ordinance takes into account the City's new water portfolio including three sources of water and will give staff the authority to recommend to the City Council an appropriate level of emergency water restrictions in the context of the total water supply situation as it exists or is reasonably forecasted to exist. (Public Works Director)
16. Review of a Development Agreement by and between the City of St. Helena and Rodney Friedrich dba Vineland Station, LP located at 633 Main Street, in the SC: Service Commercial Zoning District, (CEQA: Previously Adopted EIR Adequate) (APNS: 009-180-032, 033). (Interim Planning Director)

SCHEDULED MATTERS

17. Discussion and Direction Re: Water Rates for Vineyard Valley Mobile Home Park (Interim City Manager)

18. Report from Library Director Re: Suggestion Pertaining to Imposing a Nominal Fee to Non Residential Library Patrons
19. Discussion and Direction Regarding Martini Winery's Existing Water Agreement and Terms of a New Water Agreement (Public Works Director)
20. Discussion and Direction Re: Consideration of Appropriating Funds for a Feasibility Study of the Hunt Avenue/Monte Vista Apartments for Affordable Housing at the Request of Mayor Britton
21. Discussion and Direction Re: Pursuing Low to Moderate Income Housing on at the Request of Mayor Britton
22. Discussion and Direction Re: Employee Grievance Submitted by Maintenance Worker II (Interim City Manager)

ADJOURNMENT

The next Regular City Council Meeting is scheduled for November 8, 2011 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 at 9:30 a.m. on Friday, October 21, 2011.

Delia Guijosa, City Clerk