



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
JANUARY 10, 2012
5:30 PM CLOSED SESSION
6:00 PM 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 Real Property Negotiators Pursuant to Government Code Section 54956.8

Property: APN: 009-194-005, located on Fulton Lane

Agency Negotiator: City Manager Gary Broad

Negotiating parties: Lester Hardy

Under Negotiation: Price and Terms

Conference with Real Property Negotiator Pursuant to Government Code Section 54956.8

Property: Portions of Assessor's Parcel Nos. 027-450-008 & 024, 030-270-011, 009-120-002 & 012 & 027 & 009-110-001 (Mee Lane/Charter Oak Avenue area)

Agency Negotiator: John Ferons, City of St. Helena Director of Public Works; Debra Hight, City of St. Helena Assistant Director of Public Works

Negotiating Parties: Rick Marshall, Napa County Deputy Director of Public Works; Janet Walker, Napa County Public Works; John Ferons, City of St. Helena Director of Public Works; Greg McManus, CEO, President of the Napa Valley Wine Train, Inc., Tony Giaccio, Napa Valley Wine Train, Inc.

Under Negotiation: Price and Terms

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

- 4. REPORTS BY STAFF AND CITY COUNCIL, FUTURE AGENDA ITEMS, and AB 1234 REPORTS:** 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.

- Announcement Re: National Flood Insurance Program Training for Agents, Relators & Property Owners – January 17, 2012 at 1:30 - Vineyard Valley Mobile Home Park

- 5. 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.

6. PRESENTATIONS AND PUBLIC RECOGNITIONS

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)

7. City Council Special Minutes of December 13, 2011 Recommended Action: Approve
8. City Council Minutes of December 13, 2011 Recommended Action: Approve
9. Accounts Payable for the Month of December 2011 Recommended Action: Approve
10. Library Board of Trustee Minutes of December 14, 2011
Recommended Action: Note & File
11. Resolution Approving Purchase of a Police Vehicle Recommended Action: Adopt
12. Resolution Approving Agreement for St. Helena Police Chief
Recommended Action: Adopt
13. Resolution Approving Agreement for St. Helena City Attorney
Recommended Action: Adopt
14. Resolution Rejecting all Adams Street Property Affordable Housing Proposals
Recommended Action: Adopt
15. Planning Commission Actions of January 3, 2012
Recommended Action: Note and File
16. Resolution Approving the Nomination of Heritage Trees (Valley Oak and Live Oak) at 2125 Palmer Drive
Recommended Action: Adopt

SCHEDULED MATTERS

17. Resolution Appointing Member to the Climate Protection Task Force (City Manager)
18. Presentation from Steve Lederer, Director, Napa County Department of Environmental Management on Well Drilling Trends in St. Helena and Council Discussion of an Ordinance Regulating Well Drilling
19. Update on City's Caregiver Ordinance – Jane Hinshaw, Napa County District Attorney Investigator
20. Approval of a Water Service Agreement for Vineyard Valley Mobile Home Park (VVMHP) (Finance Director)
21. Solar Electric System for Wastewater Treatment Plant Update. Consideration/Action to finalize the Power Purchase Agreement contract documents and submit them for City Council approval on Feb. 14, 2012 (Public Works Director)

22. City Council discussion of Regional Housing Needs Allocation (RHNA) and anticipated Housing Activity through June 30, 2014

ADJOURNMENT

The next Regular City Council Meeting is scheduled for January 24, 2012 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 Friday, January 6, 2012.

Delia Guijosa, City Clerk