-- TOWN HALL MEETING --
AUGUST 11, 2013 (SUNDAY) 3:00 – 5:00 P.M.

NOTICE AND CALL OF SPECIAL
CITY COUNCIL MEETING

TO THE MEMBERS OF THE ST. HELENA CITY COUNCIL, STAFF, and ST. HELENA STAR:

NOTICE IS HEREBY GIVEN that the Mayor has called for a Special Meeting of the St. Helena City Council on Sunday, August 11, 2013 from 3:00 to 5:00 p.m. at the St. Helena Public Library located at 1492 Library Lane, St. Helena. The agenda is as follows:

AGENDA
SPECIAL MEETING
ST. HELENA CITY COUNCIL
ST. HELENA PUBLIC LIBRARY
1492 LIBRARY LANE, ST. HELENA
AUGUST 11, 2013 3:00 – 5:00 P.M.

1. **ROLL CALL**

2. **TOWN HALL MEETING**

   A. **Informal discussion of City facilities**
   B. **Discussion of topics of community interest**

3. **ADJOURNMENT**

This agenda was posted at City Hall, 1480 Main Street, and at the St. Helena Public Library, 1492 Library Lane, on Monday, August 5, 2013.

Delia Guijosa, City Clerk

STAFF REPORT

DATE: August 11, 2013

TO: Mayor and City Council

FROM: Gary Broad, City Manager

RE: Town Hall Facilities Meeting

BACKGROUND:

Mayor Nevero indicated at the July 23, 2013 Council meeting that the Council would focus its second 2013 Town Hall Meeting on City facilities. Members of the public indicated that the best time for a Town Hall facilities meeting would be on a Sunday between 4 and 6 p.m.

The meeting was initially scheduled for Sunday, August 11 between 4 and 6 p.m., however, the scheduling was modified to August 11 from 3 to 5 p.m. to accommodate community requests to not conflict with another scheduled event.

I offer these brief comments on facilities related to the potential City Hall Redevelopment/sale/lease/move.

It's almost a year and a half since the City began exploring opportunities to redevelop/sell/lease City Hall. The City has been moving in this direction since the Council in its public goal setting meeting on March 6, 2011 established the following Facilities-Infrastructure Long-Term Goal: Consider options for City Hall (raze it, move it, sell the property and have a complete re-examination of all City-owned facilities).

The topic of City Hall redevelopment/sale/lease/move has surfaced numerous times since then at Council meeting, community meetings and the City's economic forum:

March 6, 2012	City Council Goal Setting Meeting
April 1, 2012	Town Hall Meeting
April 10, 2012	Council approval to enter into exclusive agreement for City Hall Feasibility Analysis for redeveloping City Hall for hospitality purposes.
June 3, 2012	Community Meeting (Carnegie) on City Hall redevelopment for hospitality project
June 18, 2012	Second Community Meeting (Library) on hospitality project

The 2011 Year in Review

April 26, 2013	St. Helena Economic Outlook Forum (City Manager Power Point Presentation)
May 7, 2013	City Council Budget Review (Operating and Capital Improvement)
May 14, 2013	Continued City Council Review (Operating and Capital Improvement)
June 11, 2013	City Council Budget Review and Adoption (Operating and Capital Improvement)

DISCUSSION:

I asked City department heads to provide me with their assessment of the condition of their facility. The following facility assessments combines comments received from Public Works, Planning, Finance and Police:

The City Hall Building is the City's most central facility which occupies a prominent location on Main Street. It is an 11,411 square foot assemblage of construction that varies in purpose, age, type of construction, and relative condition. Constructed circa 1955 the building is a single story structure comprised of concrete block, stucco on frame and glass construction. It has a flat roof of various roofing material types.

Occupancy: The building currently houses the City Administration, Public Works, Planning & Building, Finance and Police Departments. It serves as the point of contact for members of the public who are seeking City services.

Site: The current building does not have a parking lot exclusively for City Hall use. Parking needs are met by a combination of street parking and the public parking lot located at the rear of the building.

Structure: The "building" is overall in poor condition. It has a desirable location but requires significant upgrades to meet modern standards as well as performance and operational efficiency.

The building is adequately maintained, but is plagued by HVAC (ventilation) and air quality issues. There are often competing HVAC units in different zones of the building. Certain times of the year weird smells emanate from the walls and ceilings with no identifiable source.

The building is also challenged to meet modern ADA guidelines. The front entrance and access to the public conference room are the only area that marginally meets ADA requirements for members of the public. The remainder of the administrative half of the building would not meet ADA compliance for employees and/or consultants employed there. There does seem to be adequate ADA compliance for employees who work on the PD half of the building.

Space utilization with respect to overall day-to-day operations was certainly not a consideration to present locations of departments, workstations and office spaces as the layout of the building have evolved over an extended period of time. Size, shape, location and functionality of City Hall was determined on an as needed basis and a "can it fit" mentality as evidenced by the current location of Public Work's conference room in the plan/storage room. If there was ever any feng shui to the design and purpose it has long since been forgotten. Needless to say day-to-day operations are less than practical dues to inefficient work space, i.e. long paths of travel from office to office. The disjointed layout causes departmental interactions to be non-existent especially with poor IT systems (phone, intercom etc.) unable to bridge the distances easily. Other specific deficiencies include:

- Roof areas do not drain properly and, causing water "ponding" in several areas.
- Building Code related upgrades are needed throughout the entire structure.
- Finishes, including carpeting and wall materials are generally worn or deteriorated.
- Exterior doors and hardware are generally worn or deteriorated.
- IT and phone systems need to be replaced.
- Restrooms need upgrading.
- Minimal insulation and single pane windows.
- Poor ADA compliance, including signage, toilet fixtures, and ramps
- Single paned windows and proximity to Main Street and the SHFD siren create a condition in which telephone conversations are difficult.
- Configuration of existing space does not allow for easy collaboration between other internal departments.
- Office and outdoor hardscape configuration allow individuals to walk right up to office spaces – this is extremely disruptive and inconvenient.
- Conference room facilities lack network connectivity, a projector, a PC, etc. – this creates a situation in which staff is required to print hardcopy maps, photos, reports, etc. instead of simply displaying them on a screen.
- City Hall lobby and City Manager's office are located _*below*_ grade. This allows water intrusion during winter months and precludes the ability to irrigate/landscape the courtyard area fronting on to Main Street.
- The departments do not have sufficient on-site space to accommodate all the department files – retrieving files from the "archives" at the corporation yard is not convenient.
- The appearance, materials/finishes and condition of city hall (exterior/interior) are not consistent with those identified in the general plan as those we promote/encourage in the community.
- Not having council/planning commission chambers in city hall has proven to be an extreme hardship.
- The building was remodeled to convert the Fire Department into City Hall space and functional utility is poor.
- The electrical supply is patched together with extension cords in many places. Heating and cooling costs are large due to the ineffectiveness of the system. For example, some offices have air conditioning completely turned off and still become too cold to work comfortably while other areas are still very warm.
- There are numerous fire hazards. Some workstations are powered by extension cords due to their location and set-up. I continually try to correct this problem however, much of the

building is concrete and the practice of using extension cord became "unnoticed" while it continued through the years. Unsightly conduit has been placed throughout the building to correct the issues. I believe the Interim Planning Director desk area including his computer is powered with an extension cord. A copier had to be replaced by Xerox in part, due to the connection in the finance area.

- Single pane windows contribute to the energy efficiency problem. The many single pane windows also contribute to loud noise levels in offices.
- The current break room needs to have a quiet place to lay down when someone is not feeling well to be compliant with the law. Currently employees choose to rest in their car.
- Water into City Hall is undrinkable due to the building's plumbing and pipes. I normally drink tap water. Even when adding ice to bottled water it becomes to cloudy and metallic to enjoy. Employees have been creative by adding flavor to filtered water to cover the taste and color. But having dirty water sends a poor message to our employees.
- Meeting space is limited and people often meet in the storage area by public works.

Police Department Comments on Police Station

- The following deficiencies exist within the St. Helena Police Department Building facility:
- Prisoner cells do not meet California Department of Corrections Codes. The toilets continuously leak, get clogged, overflow and create a sanitation issue.
- Evidence Room is not separated into three sections (firearms, drugs, other) and is not properly ventilated. This creates several issues: (1) inhalation of marijuana and methamphetamine fumes by staff (2) more work to keep destruction of the firearms on target (3) evidence organization is getting difficult due to lack of space.
- Sinks in all the restrooms continually leak after being fixed.
- Offices backup to the fire siren on building, creating issues when interviewing victims, witnesses and suspects.
- Stand-alone computers are needed for report writing purposes but the buildings wiring is making that difficult to bring to fruition.
- The parking lot is too small for the patrol cars and it is not secure. The cars have all gotten keyed and the paint is ruined from vandalism and sun exposure. The vehicles look unprofessional.
- Secure evidence bay is in the City Hall portion of building versus being in the Police section of the building making evidence collection, storage and compilation more time consuming.
- The window leaks in the Chief's office and mold is growing in the wall.
- Citizens who enter to be finger printed walk through the entire office, past evidence, reports, computers, etc.
- There is not a break/lunch room, the line up room is the computer room, the break room, the training room, the conference room, etc.

Overall Assessment of City Hall/Police Department Facility

It's fair to conclude that the City Hall/Police Department complex is a building in need of some tender loving care; a building for someone looking for a project; or a building that should be

razed and a new building constructed on the site. Staff does not believe it is the best use of staff resources and public funds to undertake the required expensive renovation of this building to retain City Hall in this location. The City owns other real estate which provides the City with a unique opportunity to relocate the City Hall and Police Department to other locations without having to take on the considerable expense of purchasing new property.

While the City Hall and Police Department building itself may be tired, the City Hall site represents a spectacular lot/location for redevelopment because of its large size (approximately .85 acres), corner lot, adjacent to Lyman Park, within St. Helena's wonderful downtown.

ANALYSIS:

As provided under the Brown Act, the City Council has been holding closed session discussion on the price and terms of offers or the sale/lease of City Hall. The Council has refrained from holding any additional closed session meetings on City Hall offers until after receiving public input at this Town Hall meeting. Additionally, prior to any Council action to lease or sell City Hall, there would be an open public hearing to allow public input on the proposed sale/lease and its terms and price.

Even prior to the receipt of an unsolicited offer for the purchase/lease of City Hall, City staff had included in the proposed FY 2013-14 budget $270,000 to fund initial work for the relocation of the Police Department into the former CDF building on Railroad Avenue and for the relocation of most City Hall staff into the Carnegie Building (Finance Department staff was also proposed to relocated into the CDF building.) As was explained to the Council during these public budget hearings, the $270,000 would allow the City to retain an architect and develop a scope of work for a move into these two buildings—the proposed work and its cost would be included in the scope and would be brought before the Council for approval.

Most of the budgeted $270,000 would be allocated to the development of a new Police Station in the CDF building as substantial work has already been done to the Carnegie Building. To be used as the St. Helena City Hall, the Carnegie Building would need new wiring for its IT and phone systems. No other modifications have been proposed. Existing rooms would be equipped with office furniture to accommodate City Hall staff—there has never been any partitioning of the rooms proposed.

The City currently rents out the CDF building on a month to month basis. The building, its surrounding parking areas and its location proximate to the Fire Station make it well suited to accommodate the City's Police Department needs. A remodel of the building interior to meet Police Department needs and the addition of jail cells would be required.

In light of the considerable expense the City went to in retrofitting and upgrading the Carnegie Building and based on conversations with community members, a re-use of the Carnegie Building into St. Helena's City Hall was expected to represent a positive transition. Recent Council meetings, however, suggest many community members wish to retain the Carnegie Building for recreational uses and to be available to the community.

After considering the community input we have received so far on Carnegie, the City has an alternative site to locate its City Hall if the council chooses not to pursue Carnegie for a City Hall use.

The current economic climate presents the City of St. Helena with a unique opportunity to pursue facilities that better serve the entire community with upgraded and expanded facilities. The combination of a vibrant real estate market would allow us to sell/lease City Hall, invest the proceeds in much needed new facilities and issue Certificate of Participation (COP) Bonds while interest rates are still near record lows. Staff believes the total amount of funds that could be realized would warrant the Council exploring development of Adams Street for a City Hall and Community Center/Historical Center—and planning for ultimate development of other facilities such as an amphitheater and library expansion. The amount of money the City can obtain through COP Bonds will decrease as we enter into future likely periods with higher interest rates.

Development of Adams Street in a timely fashion would allow St. Helena to have its library, city hall and a community center proximate to each other.

Of course, any planned development of Adams Street would initially require public input, environmental review and approval of entitlements.

In the event staff did not relocate to Carnegie on an interim basis, City Hall staff could be located in a modular building on the Adams Street property until the completion of City Hall construction.

The Town Hall meeting represents an opportunity for the public to provide feedback to the Council on City Hall facilities. This report has focused on the City facilities most pertinent to current City events. The report is not intended as an end, but rather as a launching pad for Council, staff and public dialogue as we look ahead and plan for the future of St. Helena.

ATTACHMENTS/EXHIBITS:

1. St. Helena Star Editorial – 9/8/2013
2. Background material referencing council meetings and community meetings regarding city facilities
3. L. Stuart Correspondence

OPINION

St. Helena Star
Editorial Board
Michael Donnelly • *Napa Valley Publishing*
David Stoneberg • *Editor*
John Ponte • *Resident*
Christopher Hill • *Resident*
Shannon Kuleto • *Resident*
Gail Showley • *Resident*

EDITORIAL

Time to hear, speak up about City Hall

If you've ever thought St. Helena deserved a City Hall befitting its proud status as "the heart of the Wine Country," mark your calendars for Sunday, Aug. 11.

The City Council is holding a Town Hall meeting from 3 to 5 p.m. at the St. Helena Public Library to talk about the city's public facilities, specifically the future of City Hall. Given the council's recent closed-session considerations of several offers on the current City Hall property, this could be the best chance for the public to weigh in before the council makes a major decision with long-term implications.

Ideally, this conversation would have happened in late June, when the City Council started talking about the first unsolicited offer for the City Hall property (there are now four offers).

But the key fact is that the conversation is happening — and since council members won't hold any more closed sessions until after Sunday's Town Hall, we don't have to worry about them making an important decision without public input.

This meeting came about thanks to some 30 citizens who stood up at the July 23 council meeting and demanded more transparency in the council's plans for City Hall. Kudos to those citizens for pressing the council to conduct as much public business as possible in public.

Credit is also due to Mayor Ann Nevero, who made the right call by immediately calling for a Town Hall meeting, and to City Manager Gary Broad, who last week, joined by Finance Director Karen Scalabrini, gave the Star editorial board a candid evaluation of the council's options.

City Hall's problems go back almost to its construction in 1954. Its roof started leaking during the first winter after it was built, and it's been clear for decades that the building is woefully inadequate.

To see the situation firsthand, take one of the public tours of City Hall and the Police Department at 4, 4:15 and 4:30 p.m. Thursday, Aug. 8.

You'll see that the building's architectural style is somewhere between "20th-century drab" and "downright ugly." It's a pastiche of decades of make-do and underfunded makeovers. Whoever dreamed up the zany floor plan had an odd penchant for narrow, mazelike corridors. For some reason, there's a steep ramp near the front entrance that probably doesn't meet modern wheelchair-accessibility standards.

"Practically every system needs to be replaced," said Broad, from the phone system to the plumbing.

While it would be hard to find someone to defend this inadequate facility, much of the anxiety over a potential sale and move lies in the multiple unknowns. Will any sale price be sufficient to justify the costs of moving and renovating new sites? What about the Fire Department and its siren and access? And the biggest concern: What will a new owner build on that land?

As for the last question, while Bald Mountain Development concluded in 2012 that a luxury hotel probably wasn't feasible, a down-market boutique inn might not be out of the question.

Regardless, Broad said the council's closed-session discussions are limited to price and terms, not the potential use of the site. Under its current zoning of

See **EDITORIAL**, Page XX

SPECIAL MEETING
ST. HELENA CITY COUNCIL
CARNEGIE BUILDING
1360 OAK AVENUE - ST. HELENA
JANUARY 28, 2011 – 8:30 A.M.

If interested in an audio recording of this meeting, call the City Clerk at (707) 967-2792.

Mayor Britton called the meeting to order at 8:30 a.m.

ROLL CALL
Present: Councilmembers White, Sanchez, Crull, Nevero, Mayor Britton
Absent: None

SCHEDULED MATTERS

City Council Retreat and Strategic Planning Session
The Council reviewed behavioral norms, public norms, the role of the City Manager, the role of the City Council, values, discussed "defining St. Helena," moving from discussion to dialog, and reviewed the Council's goals for the City.

The Council agreed on the following:

- "Action" only City Council Minutes;
- Minutes to be approved on the Consent portion of the Agenda;
- The City Council video will be the "official" record of the Council Meeting;
- The Planning Commission Action Report will be placed on the Consent Calendar;
- Public Hearings will be scheduled for 6:00 p.m. to coincide with the start of Regular Council Meetings;
- The Council will use "Speaker Cards" at Council Meetings on a trial basis;
- The Council stressed the importance and their desire for "sharing of information";
- Agreed that substantive information that is emailed to the Council is to be printed as well and placed in their mail boxes;
- Council acknowledged the importance for them to recognize that staff must take direction from the Council as a whole; not just one Councilmember.

The Council participated in an exercise that resulted in their goals being established as listed below.

1. To Complete the General Plan
   a. Establish a water policy
   b. Meet RHNA requirements
   c. Establish policies that promote economic sustainability

2. To Make Water Enterprise Sustainable
   (Rates and infrastructure strategies)

3. A City Hall Facility that is Reflective of the Community and Inspires People to Do Good Work

4. To Balance the Budget and Rebuild the Reserves

5. Maintain Current Levels of Infrastructure

6. Identify the Community we Need to House; Define their Needs and Work towards Meeting their Housing Needs

7. Streamlining Customer Service at all Levels of Government

8. To Make Government more welcoming and accessible and transparent

9. To Create a more welcoming and accessible climate for Economic Development

Discussion was held on the various goals identified.

To Complete the General Plan

Councilmember Nevero said there are many items other than the water issue related to the completion of the General Plan Update. Interim Planner Moore commented that if the City has a good General Plan it would deal with many of the Council's challenges which would be reflective of the General Plan. She reminded the Council that the subcommittee is reporting back to Council in February.

The Council noted that the City must meet its RHNA requirements for affordable housing. Councilmember Sanchez stated that beyond the numbers, the Council needs to discuss how it will resolve building affordable housing. The Council acknowledged that this will be a challenge.

Attorney Truxaw stated that the dialog should be how does the Council house its community keeping in mind what the state is imposing on the City.

As a result of this discussion the following items were identified as needing to be accomplished as part of the General Plan Update:

a. Establish a water policy
b. Meet RHNA requirements
c. Establish policies that promote economic sustainability

A City Hall Facility that is Reflective of the Community and Inspires People to Do Good Work

Councilmember Crull stated that she was told that the initial proposal was to keep City Hall, the Fire Department, and the Police Department on the corner of Main and Pine Streets. She said the Fire Department was the first phase. She said she prefers City Hall remaining on Main Street but is not opposed to Adams Street. She said St. Helena is a

beautiful City and its City Hall is falling apart; it's a mish mash and does not inspire the people working in that building. She said staff is unable to drink the water that comes from City Hall and she would like the City Hall facility to be equal to that of the Fire Department facility.

Councilmember White stated that if that was the initial goal he would be interested in seeing the plans for the balance of the project.

Councilmember Nevero stated that the timing for a new City Hall is not appropriate at this time given the economic situation and the proposed water and sewer rate increase. However, she said, City Hall can be spruced up and she suggested a "pride day" for such improvements. She said she would like to see City Hall painted and wood trim added.

City Manager Neilan stated that the City Hall building has many structural problems and may not be worth improving. She said it was the old Fire Station hence the uneven floors being mentioned. She also pointed out that it was her understanding that the goals being discussed are for a 3-5 year plan not one year.

Councilmember Nevero stated that it is odd that the City had money to put into a vacant building (referring to the Carnegie Building) and no money for a building that is fully occupied (City Hall). She agreed that City Hall should remain on the goal list since it is a 3 -5 year plan.

At this time, Mayor Britton stated that City streets need a lot of work. This was not one of the goals identified but the Council was unanimous that it should be added.

To Balance the Budget and Rebuild the Reserves

The Council agreed on the goal to have a balanced budget and to rebuild reserves. Public Works Director Ferons asked if the Council wanted to do so maintaining its current level of service. Facilitator Townley responded that is a strategy issue.

Maintain Current Levels of Infrastructure

Councilmember White stated that when he mentioned infrastructure he was thinking of roads, pipes etc. He said he'd like to see everything brought up to a certain standard and kept that way.

Public Works Director Ferons stated that there is a survey in process that will be completed shortly and will show St. Helena at the bottom half of the list of needed road repairs in the Bay Area. In response to an inquiry by Councilmember Nevero he said the goal is to maintain at least to the current level. If nothing is done, he said, there will be a decline in the quality of streets, storm drains, etc.

Councilmember White stated that he would like the next two years to focus on maintaining infrastructure to today's level. Mayor Britton stated that the Council needs

SPECIAL MEETING
ST. HELENA CITY COUNCIL
FIRE DEPARTMENT TRAINING ROOM
1500 RAILROAD AVENUE, ST. HELENA
MARCH 6, 2012 – 9:00 A.M.

Mayor Britton called the meeting to order at 9:04 a.m. and the flag was saluted.

ROLL CALL
Present: Councilmembers White, Crull, Mayor Britton
Absent: Councilmembers Sanchez, Nevero

REPORTS BY STAFF AND CITY COUNCIL – None

SCHEDULED MATTERS

Goal Setting Session: Review of January 28, 2011 City Council Retreat and Strategic Planning Session and Establishment of 2012 Council Goals
Councilmember Nevero arrived at 9:07 a.m.

The Council began by participating in an exercise in which they were asked to identify what makes a city successful. Each department reviewed goals accomplished last year and identified goals they wished to achieve this year.

Council's goals were separated into long term, short term, and categories as follows:

- **ECONOMIC STABILITY**

Long term:
1. Creation and promotion of revenue generating sources
2. Community Center/Facility that generates revenue (weddings, wine auction, etc.)
3. Business friendly/economic development –prosperity

Short Term
1. Creation and promotion of revenue
2. Adopt short term rental ordinance
3. Pension reform
4. Community Center/Visitor center in heart of down town

- **WATER**

Long term
1. Recycled water program
2. Create drought proof supply within ten years (safe secure water supply)

Short term
1. Funding of recycled water program (i.e. look into grants)
2. Well ordinance (prohibit new wells)

- **MUNICIPAL CODE REGULATIONS**

Long term

1. Complete revision and update of Municipal Code
2. Property rehabilitation (i.e. Pope Street)

Short term

1. Policy for building in the flood plain
2. Rezoning more land into agriculture and open space
3. Growth Management System (Replace it)

- **PUBLIC FACILITY/INFRASTRUCTURE**

Long term

1. Creation of parklets and plazas (i.e. Hunt, Railroad; close Hunt between Railroad & convert into plaza)
2. Consider all options for City Hall (raze it, move it, sell the property)
3. Streets and sidewalk program (when work is being done consider infrastructure while street is open (i.e. purple pipe)

Short term

1. Fix up Signorelli Barn (look into Harvest Festival funds for doing so)
2. Assessment of public facilities (complete re-examination of all city owned facilities)
3. Look for grants for streets and sidewalk programs

The Council also expressed interest in the following long term and short term goals:

Long Term:
No drugs in schools

Short Term:

- Gang prevention (establish prevention programs)
- No drugs in schools (un-announced canine visits to schools)
- Clean up streets to sparkle
- Pursuing grant money funding for all needs
- Finalize Special event ordinance

Councilmember Nevero stated that now that the Council has identified long term and short term goals, the next step is to schedule another session. She suggested a two hour session to finetune, accommodate measurements, changes and additions; and determine how much revenue the City wants to have at the end of the year. She suggested that material be distributed beforehand and that a two hour meeting be schedule prior to the budget study session.

It was noted that several special meetings need to be scheduled and staff has had scheduling difficulty due to Council's unavailability. Mayor Britton suggested that staff move forward with scheduling meetings once three members of the Council are available.

Discussion and Direction Regarding Topics for City Council's First Quarterly Town Hall Meeting to be held April 1, 2012

It was the Council's consensus that staff send the annual report to every resident and invite them

to attend the April 1, 2012 Town Hall Meeting. The City Manager stated he would obtain information as to the cost of the mailer and would bring this information to the next Council Meeting.

ADJOURNMENT
Mayor Britton adjourned the meeting at 2:50 p.m.

APPROVED:

Delford Britton, Mayor

ATTEST:

Delia Guijosa, City

St. Helena STAR

Economy is council's No. 1 goal

MARCH 08, 2012 12:00 AM • JESSE DUARTE

Regaining St. Helena's economic stability will be the City Council's primary goal for the year, councilmembers agreed Tuesday during their annual goal-setting meeting.

Councilmembers set a number of goals under the categories of economic stability, water, Municipal Code updates and public facilities/infrastructure. But the highest-ranking goal was to create and promote new revenue sources.

"Somehow over the short and long term we need to make this city recession-proof," said Councilmember Peter White.

Other cities in the Napa Valley have seen their sales tax receipts rebound over the past year, but St. Helena's remain sluggish. The city has only recently embraced hotel development, a major source of revenue for cities like Calistoga and Yountville.

Councilmember Sharon Crull said some of the city's economic policies during the 1990s — such as the hotel and restaurant caps that will be eliminated under the new General Plan — "got us into trouble" by not producing balanced sources of revenue.

"We need to recognize that we are dependent on tourism," Crull said.

At the same time, the council needs to keep in mind the long-term consequences of its choices, said Councilmember Ann Nevero. Permitting four new hotels in the 1990s might have boosted the city's bottom line, but Nevero said it wouldn't necessarily have made the city a better place to live.

Nevero said she generally wants to the city to look the same in 10 years, but with some cosmetic improvements, such as

better streets and sidewalks. She also backed the rehabilitation of substandard housing and the construction of a community facility that would generate revenue by hosting conferences, weddings and fundraisers.

Mayor Del Britton said he'd like St. Helena to look exactly the same in 10 years. He criticized plans for Carl Doumani's office complex on Mills Lane, which Britton said would be the "most destructive thing" to happen in St. Helena in 20 years. (Doumani and city staff are still working on a development agreement for the project.)

The council divided their goals into long-term and short-term. Some, such as "recession-proofing" the economy, were counted under short- and long-term goals.

The other economic goals were to build a revenue-generating community center, foster a culture of prosperity by being more business-friendly, adopt a short-term rental

ordinance, reform the pension system for city employees, and build a community center/visitor center in the heart of town.

Other goals

When it came to water, councilmembers were strongly in favor of creating a drought-proof water supply, pursuing a recycled water system and passing an ordinance regulating wells.

"We need to accomplish a safe and secure water supply," Nevero said, adding that with the city relying on water piped in from Napa, "we don't have that right now."

Britton renewed his call for a water policy that would prohibit the use of groundwater for planning purposes and eventually return the Stonebridge wells to being an emergency resource, not a routine part of St. Helena's water portfolio.

Under the category of Municipal Code updates, Councilmember Crull proposed a complete revision of city codes. She said in many cases the codes are old, outdated and fail to meet the city's evolving needs.

Britton said that should include changes to the Growth Management System that would limit residential development to the numbers required by St. Helena's Regional Housing Needs Allocation.

Britton also proposed a reevaluation of the city's zoning map with an eye toward increasing the amount of open space and agricultural land, as well as prohibiting construction behind levees and floodwalls.

Under public facilities and infrastructure, councilmembers favored building small "parklets" and plazas, construction of a new City Hall, repairing streets and sidewalks, repairing the Signorelli barn and reopening it to the public, and reassessing all the city's public facilities to make sure they're being used efficiently.

Now that the goals are set, the council will schedule a follow-up meeting to agree on measurable benchmarks for success — for example, whether or not to hire a new employee to promote economic development.

St. Helena Star

St. Helena council weighs hotel at city hall site

APRIL 12, 2012 12:00 AM • JESSE DUARTE

The city of St. Helena is teaming up with a hotel developer to investigate the feasibility of building a hotel on the property where city hall and the St. Helena Police Department sit.

In a 4-0 vote on Tuesday, the City Council entered a 90-day exclusivity agreement with Bald Mountain Development, a Colorado-based firm that's currently pursuing an 85-room resort at the Silver Rose Inn property on Silverado Trail in Calistoga.

Bald Mountain will look at whether a hotel would make sense at the city hall property. The firm will give the city of St. Helena a free property assessment, development concept, design and construction cost information, and an estimate of the imputed land value of the property.

The city will not be obligated to take any action on the proposal. The 90-day exclusivity agreement only bars the city from working with other developers on the city hall property. Since the city had no plans to do that anyway, there's no downside to approving the agreement, said City Manager Gary Broad.

He stressed that this is just the initial step — a 90-day first date, as he put it — in exploring the sale and redevelopment of the city hall property, a topic that councilmembers have brought up recently in assessing the age and dilapidated condition of the city hall building. If a hotel turns out to be financially feasible, there will be opportunities for public comment before the council makes a move, he said.

If the council does decide redevelop the property, a hotel would be the most lucrative choice for the city since hotels pay 12 percent transient occupancy taxes, said Broad. In March the council made improving the city's economic stability its top goal.

On Tuesday Councilmember Peter White said that if the feasibility study is encouraging, the city will start looking at places to move city hall — possibly the vacant Adams Street site or the Carnegie Building.

Broad said the city has been deferring a lot of maintenance on the city hall building, which needs "major work." He said he's seriously interested in moving city operations to the Carnegie Building.

The current city hall "is not in good shape," Councilmember Sharon Crull agreed. "Something needs to happen with that building and we're exploring all options."

Details are still scant. If the city hall building is razed, the police department would obviously have to be relocated too. But Mayor Del Britton said the relatively new firehouse, which sites on the same property, would stay where it is.

St. Helena Chamber of Commerce CEO Pam Simpson said the chamber supports the feasibility study. She agreed there's no downside to the 90-day exclusivity agreement.

Other action

• Chamber CEO Simpson said the chamber is opposed to plans to begin the long-awaited PG&E undergrounding of utilities and Caltrans channelization project on Highway 29 between Mee Lane and Charter Oak Avenue in June, when businesses would be most affected by the traffic snarls resulting from nine months of trenching in the southbound lane.

Simpson said the chamber would appreciate the start date being moved to November, which would hurt businesses less and give them more time to prepare.

Public Works Director John Ferons said stakeholders were planning to talk about the project on Wednesday, after the Star's deadline. Councilmember Sharon Crull said she had some concerns about the work and asked that it be put on the agenda for the council's April 24 meeting.

• The council introduced an ordinance banning smoking in city parks. A previous ordinance adopted in 2008 banned smoking only on the grounds of public sports facilities and spectator areas, and on or around playground structures. State law already bans smoking within 25 feet of playgrounds.

• The council renewed its franchise agreement for cable operators, namely Comcast. Like the previous one that was set to expire at the end of May, the contract entitles the city to 5 percent of Comcast's gross revenues from city accounts.

The new contract also gives the city another 1 percent in Public Education and Government fees, which the city will allocate for the nonprofit Napa Valley TV to provide local Public Access programming.

• The council introduced a new ordinance that would allow the city to recover attorney's fees related to the abatement of city code violations, including code enforcement on substandard dwellings. The city's existing code already allows for the recovery of other staff costs.

The council deferred action on another ordinance aimed at aiding tenants who are displaced by repairs related to code enforcement. Mayor Britton asked City Attorney Tom Brown to modify the proposed ordinance so it will allow the city to pay the tenants up front for relocation and temporary housing expenses, then get reimbursed by the landlords later.

The council asked city staff to draft the new ordinances following code enforcement actions last November involving six illegal rental units on Pope Street.

City of St. Helena

2011 YEAR In Review

"We will conduct city affairs on behalf of our citizens using an open and creative process."

First Edition

January 1, 2011 Thru

December 31, 2011

Full Report

2012 Goals and Objective

Goal 1: Economic Stability

Long-term

- Creation and promotion of revenue generating sources.
- Community Center/ Facility that generates revenue (weddings, wine auction, etc.)
- Business friendly, economic development—prosperity.

Short-term

- Creation and promotion of revenue.
- Adopt short-term rental ordinance.
- Pension reform.
- Community Center/Visitor center in heart of downtown.

Goal 2: Water Supply

Long-term

- Recycled water program.
- Create drought proof supply within ten years (safe secure water supply).

Short-term

- Funding of recycled water program (i.e. look into grants).
- Well Ordinance (prohibit new wells).

Goal 3: Municipal Code Regulations

Long-term

- Complete revision and update of Municipal Code.
- Property rehabilitation (i.e. Pope Street).

Short-term

- Policy for building in floodplain.
- Rezoning more land into agriculture and open space.
- Replace Growth Management System.

Goal 4: Facilities | Infrastructure

Long-term

- Creation of parklets and plazas (i.e. Hunt, Railroad; close Hunt between Railroad and convert into plaza).
- Consider options for City Hall (raze it, move it, sell the property and have a complete re-examination of all City owned facilities).
- Streets and sidewalk program (when work is being done consider infrastructure while street is open i.e. purple pipe).

Short-term

- Fix up Signorelli Barn (look into Harvest Festival funds for doing so).
- Assessment of public facilities.
- Look for grants for street and sidewalk programs.

The City of

St. Helena

Invites you to attend a Town Hall Meeting

Meeting Information:

Sunday

April 1, 2012

Carnegie Building

1360 Oak Avenue

St. Helena, California

5:00 P.M. – 7:00 P.M.

Please join us at the Carnegie Building at 1360 Oak Avenue on Sunday, April 1, 2012 from 5:00 P.M. to 7:00 P.M. for a Town Hall Meeting.

The St. Helena City Council invites you to take part in an informal discussion of topics of interest to the community. Residents and business owners are encouraged to come for all or part of the dialogue about city services, programs, finances, or anything that might be on your mind related to the operation of your city.

CITY OF ST. HELENA

1480 MAIN STREET | ST. HELENA, CALIFORNIA | 94574

PHONE: 707.967.2792 | www.cityofsthelena.org

April 1, 2012 Town Hall Meeting

City Council 2012 Goals and Objective Worksheet

Goal 4: Facilities | Infrastructure

Long-term

- Creation of parklets and plazas (i.e. Hunt, Railroad; close Hunt between Railroad and convert into plaza).
  - _____.
  - _____.
  - _____.
  - _____.
  - _____.
- Consider options for City Hall (raze it, move it, sell the property and have a complete re-examination of all city owned facilities).
  - _____.
  - _____.
  - _____.
  - _____.
  - _____.
- Streets and sidewalk program (when work is being done consider infrastructure while street is open i.e. purple pipe).
  - _____.
  - _____.
  - _____.
  - _____.

STAFF REPORT

DATE: April 10, 2012

TO: Mayor Britton and City Council

FROM: Gary Broad, City Manager

RE: Bald Mountain LLC Exclusive Agreement for 1480 Main Street Feasibility Analysis

Background

Council member Peter White and I have had several conversations with Bald Mountain LLC regarding the feasibility of redeveloping the city-owned property at 1480 Main Street for hospitality purposes. Bald Mountain has extensive experience in resort/luxury hotel development (see attached background information) and is currently working on developing a new 85 key luxury resort in Calistoga.

During my tenure as St. Helena City Manager, the concept of redeveloping City Hall for other purposes, including as a hotel, has surfaced on multiple occasions. Redevelopment as a hotel would potentially offer the City the biggest economic stimulus through the 12% TOT it would provide in addition to potential support for City businesses. The Council recently listed economic stability as its top 2012 goal. It also listed facilities as a 2012 goal, including "consider option for City Hall (raze it, sell the property...)

The attached agreement requires Council approval only by virtue of seeking exclusivity for its 90-day term. Without that provision, there would be no need for the City and Bald Mountain to even enter into an agreement.

Staff strongly encourages the Council to move ahead with this agreement. The agreement will provide the City with a property assessment, a development concept, design and construction cost information, imputed land value, etc. at no cost to the City. Even if the City chose not to move ahead with a hospitality project or with Bald Mountain, it would have the benefit of this feasibility analysis for just the cost of involved staff time.

Staff has no plans to approach other developers for feasibility analyses during this period, so the 90-day exclusivity clause is without downside. Moreover, to date we have been very impressed with Bald Mountain and their expertise and interest in exploring redevelopment of this site and would welcome an opportunity to further analyze such feasibility.

This is a small initial step in exploring the re-use of this site. Much more public discussion of the future use of this site would occur subsequent to the completion of a feasibility analysis.

Fiscal Impact

This agreement would have no cost to the City, except staff time involved. The feasibility analysis could ultimately lead to an opportunity for the City to sell property at 1480 Main Street and generate additional property taxes, sales tax, and TOT/TID revenue.

Proposed Council Action

Staff recommends that the Council approve the attached agreement with Bald Mountain with a 90-day exclusive period to provide the City with a feasibility analysis for 1480 Main Street at no cost to the City.

Minimum (LR-1A) District, 14.40 Medium Density Residential (MR) District, and 17.44 High Density Residential (HR) District to Allow Short-Term Rentals in the above mentioned Districts for Periods of less than Thirty (30) Days in a Single Family Dwelling;

15. Adopted Resolution No. 2012-26 Designating Agents to Execute Documents for the Hazardous Mitigation Grant Program and Pre-Disaster Mitigation Program;

16. Adopted Resolution No. 2012-27 Approving an Amendment to the Contract between the Board of Administration California Public Employees' Retirement System and the City Council of the City of St. Helena;

17. Noted and Filed Climate Protection Task Force Minutes of February 1, 2012; and

18. Noted and Filed Climate Protection Task Force Minutes of March 7, 2012.

PUBLIC HEARINGS

19. Consideration/Introduction of an Ordinance Amending Municipal Code Chapter 9.06 "Smoking Regulations" to Prohibit Smoking in Municipal Parks at the Request of Community Action of Napa Valley (CANV)
Mayor Britton moved to introduce the proposed Ordinance Amending Municipal Code Chapter 9.06 "Smoking Regulations" to Prohibit Smoking in Municipal Parks. The motion was seconded by Councilmember Crull and on roll call carried by the following vote:
AYES: Mayor Britton, Councilmembers Crull, White, Nevero
NOES: None
ABSENT: Councilmember Sanchez

SCHEDULED MATTERS

20. Consideration/Action for the City of St. Helena to enter into a 90-day exclusive agreement, at no cost, with Bald Mountain LLC to analyze the feasibility of redeveloping city-owned property at 1480 Main Street, APN 009-211-016, for hospitality purposes
Councilmember Crull moved that the City to enter into a 90-day exclusive agreement, at no cost, with Bald Mountain LLC to analyze the feasibility of redeveloping city-owned property at 1480 Main Street, APN 009-211-016, for hospitality purposes. The motion was seconded by Councilmember White and on roll call carried by the following vote:
AYES: Councilmembers Crull, White, Nevero Mayor Britton
NOES: None
ABSENT: Councilmember Sanchez

21. Consideration/Introduction of an Ordinance Amending Title 5, Business Taxes, License and Regulations to Add Chapter 5.20 State Video Services Franchises
Councilmember White moved to introduce and waive the reading of an Ordinance Amending Title 5, Business Taxes, License and Regulations to Add Chapter 5.20 State Video Services Franchises. The motion was seconded by Councilmember Nevero and on roll call carried by the following vote:
AYES: Councilmembers White, Nevero, Crull, Mayor Britton
NOES: None
ABSENT: Councilmember Sanchez

St. Helena Star

Bald Mountain Development considers hotel on Adams Street

MAY 24, 2012 12:00 AM • JESSE DUARTE

The same Colorado developer studying the feasibility of a hotel at St. Helena's City Hall site is also exploring a similar project at the city-owned Adams Street property.

On Tuesday, developers from Bald Mountain Development showed the City Council a rough conceptual plan for a 62-room hotel and spa on Adams Street, along with a community center, expanded library, "café/winery," amphitheater, event lawn, civic plaza, new space for the St. Helena Historical Society and an underground parking lot, as well as more street-level parking.

The question of what to do with the 5.6-acre property at the corner of Adams Street and Library Lane has posed a quandary for City Councils ever since the city bought the property in 2000.

Kelly Foster, principal in Bald Mountain, said his firm's plan was influenced by the Request For Proposals the city issued last year. While that RFP focused on affordable housing, the only housing contained in the Bald Mountain plan is 10 for-sale units that would be ancillary to the hotel and could double as hotel suites.

The idea of studying a hotel on Adams Street arose following the council's May 8 discussion, when questions came up about civic amenities and the future of the Adams Street property, said City Manager Gary Broad.

Bald Mountain is also continuing its study of a potential hotel at City Hall. David Rhoades, who's leading Bald Mountain's design team, said he has discarded a plan that would have displaced the firehouse.

The most current proposal for the City Hall property — a 40-room hotel with 13 for-sale units, a restaurant, a small spa and underground parking — is below the traditional 50-room threshold for a financially viable hotel, and Rhoades said he still has "very grave concerns" about whether the project would make sense financially.

In April, the City Council entered into a 90-day exclusivity agreement with Bald Mountain. The firm, which recently won approval for plans to build a resort on the Silver Rose Inn property in Calistoga, agreed to provide the city of St. Helena with a free feasibility study of a hotel at City Hall.

In exchange, the city agreed not to talk to other developers about the City Hall property during the 90-day period.

Foster said his team has been working closely with Councilmember Peter White, Planning Commissioner Greg Pitts, City Manager Broad and Interim Planning Director Greg Desmond.

Mayor Del Britton said both hotel proposals are "exploratory in nature," and Broad said the plans are still "at the 30,000-foot level." Bald Mountain hasn't presented any financial numbers yet, and even if a hotel plan does show potential to turn a profit, the city is under no obligation to work with Bald Mountain.

Funding remains a big question mark. Broad said a bond issue or a leaseback arrangement are two options, but they still require further study.

Bald Mountain plans to hold two community meetings to get public input on the hotel proposals. The first meeting is tentatively scheduled for 4 to 6 p.m. Sunday, June 3, possibly at the Carnegie Building. Check next week's Star for a confirmed time and place.

ST. HELENA STAR

Public skeptical of St. Helena hotel plans

JUNE 06, 2012 10:09 AM • JESSE DUARTE

ST. HELENA — Conceptual plans to build a hotel on city-owned property got a chilly reception during a public meeting on Sunday.

At one point, only six out of 30 members of the public raised their hands to signal that they were at least open to investigating the construction of a hotel, either at City Hall or the city's vacant lot at the corner of Adams Street and Library Lane.

Kelly Foster, principal with Bald Mountain Development of Colorado, started by introducing his firm's two conceptual plans, created as part of an agreement with the St. Helena City Council, which isn't under any obligation to pursue a project with Bald Mountain.

But members of the audience quickly started quizzing Foster on how his firm had gotten involved in St. Helena.

Councilmember Peter White said the decision to work with Bald Mountain followed a March goal-setting meeting in which city councilmembers said they wanted to look for ways to boost city revenues. White credited St. Helena Planning Commissioner Greg Pitts with the idea of looking at a hotel project with Bald Mountain, which is working on the Silver Rose hotel project in Calistoga.

Eventually, the meeting devolved into a yelling match, in part due to one man who didn't provide his name but who angrily confronted several speakers, eventually causing the meeting to break down.

John Ponte asked whether developers were factoring in the cost of various infrastructure improvements — including road connections — that would have to be part of any Adams Street project.

"That's why Adams Street [projects] have died before — the off-site costs," Ponte said.

Interim Planning Director Greg Desmond said it's still too early to get into details about infrastructure. That analysis won't get under way until the city gathers public input and decides how to move forward, he said.

"This is not a project; it's a concept," Desmond said.

Reacting to the negative tone of many of the comments, Bonnie Thoreen said it's important to stay open-minded.

"We've been a 'no' city for a long time," she said. "There's something to be said for open discussion of options."

Bald Mountain is looking at a 40-room hotel at City Hall and a 62-room project, with civic amenities and an expanded library, on Adams Street.

Foster said the City Hall proposal probably wouldn't be financially feasible on its own. But he added that redeveloping City Hall in some form, perhaps not with a hotel, might make sense in conjunction with a hotel on Adams Street.

Kathy Carrick questioned whether the city needs more transient occupancy tax (TOT), given that there are two other hotels already in the works at Vineland Station and the Grandview property.

"It seems that all of a sudden we have a lot of TOT sparkle in our eyes," Carrick said. "How many more hotels do we need to build? ... We shouldn't even be talking about these things until the General Plan is passed."

Pat Dell criticized the projects' lack of affordable housing, and said the hotel exploration process "lacks foundation, planning and transparency. It's not the right thing to do."

The next public workshop with Bald Mountain is scheduled for 7 to 9 p.m. June 18, at a location to be announced.

St. Helena STAR

Public meeting on hotel proposal

JUNE 14, 2012 12:00 AM

Bald Mountain Development will hold a second meeting to hear public input on its conceptual plans for hotels on city property from 7 to 9 p.m. Monday, June 18, at the St. Helena Library.

Bald Mountain, a Colorado firm, is working with the city to study the feasibility of building hotels at the City Hall site and the city's vacant property at the corner of Adams Street and Library Lane.

Community members are welcome to stop by at any point during the two-hour meeting.

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FISHER INVESTMENTS

Public still critical of hotel plans on Adams Street

Recommend 0 0 0 Print Email

June 21, 2012 12:00 am • Jesse Duarte (0) Comments

As conceptual plans to build hotels on city property got another public airing Monday, the conversation shifted to whether a hotel is the right fit for the oft-debated Adams Street property.

City officials and representatives of Bald Mountain Development say the City Hall property probably doesn't have enough room to make a luxury hotel feasible, not to mention the sticky question of possibly having to move the firehouse.

But they say a hotel at the city's 5.6-acre property at the corner of Adams and Library Lane might provide a welcome jolt of revenue and help fund civic improvements like a community center and an expanded library.

But many of the more than 30 people who attended Monday's meeting were skeptical. A lot of them criticized the plan's lack of affordable housing, which was a key component of previous Adams Street plans.

"Once again we're just shoving aside the possibility of making St. Helena a decent town for people who work here and want to live here," said Mary Lou Peterson.

The idea of building affordable housing at Adams Street has a long and troubled history that dates back to when the city bought the property in 2002. This is at least the third attempt by the city to come up with a conceptual plan for Adams Street, and the most recent plan from 2009 contained 28 affordable housing units.

Last year, the City Council issued a Request for Proposals to affordable housing developers, then rejected all the responses.

Bald Mountain's sketches retain all of the civic amenities from the old plans, but replace the affordable housing with a 62-room hotel.

"My bugaboo with this whole process is that the old plans aren't being offered to us," said Kathy Carrick.

"A lot of people in the community put a lot of time into those plans," said Lynda Burton.

Ever since Bald Mountain's hotel plans appeared, the city has been getting some "blowback" from people who are taken aback by the new direction, said Burton.

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Former City Councilmember Bonnie Schoch said current councilmembers have made it clear that they don't support affordable housing on Adams Street. Schoch, who lost her seat in 2010, said the current council was elected partly because St Helena citizens don't support it either.

"The last plan included affordable housing, and the public didn't like it," said Schoch.

Pete McClory said that since there still doesn't seem to be a consensus on what should be done with the property, any plan should be submitted to voters in a ballot measure.

One positive comment came from Hannah Nunn, who said she liked the inclusion of a public amphitheater and an event lawn.

The city and Bald Mountain, a Colorado-based firm, are about 60 days into a 90-day exclusivity agreement, in which the city can't talk to other developers about the City Hall property. In exchange, Bald Mountain is providing a free analysis of whether a hotel is feasible at City Hall or Adams Street.

The city is under no obligation to pursue a project with Bald Mountain. On Monday Councilmember Peter White said that if a hotel is deemed feasible, the council will allow other developers to submit their own plans.

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Meeting called to discuss City Hall

City Council approves barn renovation

Commission meets Tuesday

From high fashion to friar: Father Gordon Kalil's strange road to the ministry

Recommendations

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UPDATED. Authorities release name of apparent drowning victim (Napa Valley Register)

UPDATED: Reported kidnapping leads to car chase, arrests (Napa Valley Register)

Gang arrested for Rolex rampage using pwned Amex Black card (CSO)

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Send a beeper a Honkervention.
Send a Honkervention
We're on the driver's side
76

Hotel builder still eyeing Adams Street site

Recommend 0 0 0 1 Print Email

August 02, 2012 12:00 am • Jesse Duarte (0) Comments

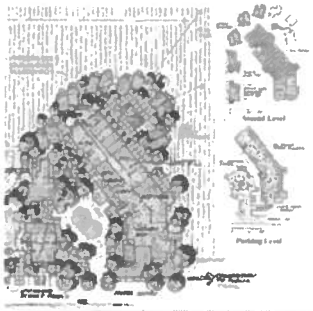
Conceptual plans for building a hotel at the St. Helena City Hall site or the vacant Adams Street property appear to be on the back burner until the city updates its General Plan.

But the hotel developer heading up the project says he hasn't given up on the idea.

"We're continuing to analyze the possibilities for both sites, but we don't have any plans that are substantially different from what we presented six weeks ago," said Kelly Foster, principal with the Colorado-based Bald Mountain Development.

Foster said he plans to present the conceptual plans, along with some very rough cost estimates, to the City Council. But no date has been set.

According to City Manager Gary Broad, the General Plan update is a higher priority than the hotel study.



The Adams Street hotel concept includes three floors, comprising a restaurant, bar, meeting room and lobby on the first floor, 32 rooms on the second floor, underground parking and a 3,000-square-foot spa. Submitted image

Enlarge Photo

"We received some very productive public input and feedback at the community meetings," Broad said. "Our short-term focus, as some residents requested, is going to be working on getting the General Plan wrapped up. Then we can circle back to assessing a potential project on the City Hall or Adams Street site."

The city's 90-day exclusivity agreement with Bald Mountain expired in early July. The agreement temporarily barred the city from talking to other developers about the City Hall property, which it wasn't planning to do anyway.

In exchange, Bald Mountain offered to provide a free assessment of the site's potential for a hotel.

City officials said replacing the dilapidated City Hall building with a hotel could generate substantial hotel taxes, consistent with the City Council's goal of increasing city revenues.

Bald Mountain quickly concluded that the City Hall property wasn't big enough to accommodate a hotel that would pencil out financially. But when discussions between Bald Mountain and the city

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Flyerboard

turned to the vacant property at the corner of Adams Street and Library Lane. Bald Mountain became more optimistic.

The idea got a rocky reception at a pair of public meetings. But this week Foster said he's still interested in pursuing the hotel plan, which remains at the very rough conceptual phase.

While a hotel at City Hall wouldn't make sense on its own, it might be possible to redevelop the site in conjunction with a hotel on the Adams Street property, Foster said.

One of the next steps will be to factor in the cost of the civic amenities — including a community center and an expanded library — that the city would like to develop on Adams Street, Foster said.

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Tasting Room. The Netflix of Wine (Popdust)

Walmart employee arrested on suspicion of stealing $4,400 (Napa Valley Register)

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More than 20 Framed Photos & Lincoln Documents.....FREE

Marketplace

Gary Broad

Subject: FW: Adams Street Property Development

Adams Street Property Development

Dear Library Users,
Below, please find an invitation to participate in two upcoming community meetings to discuss a new use proposal for the Adams Street Property ajacent to the library. This new proposal includes dedicated space for library expansion as well as shared/mixed use space both indoors and out which the library and other community groups could take advantage of. The City and the library welcome your input on this. If you are unable to make either meeting, please feel free to email comments, concerns, questions, etc. to our City Manager at garyb@cityofsthelena.com, or you can reply to this email and I will be happy to forward your comments to Mr. Broad.

Thank you!

Jennifer Baker, Library Director.

Community Meetings

St. Helena Hotel Project Study

Interested community members will have two upcoming opportunities to provide feedback and ideas on two potential hospitality projects on City-owned land in downtown St. Helena. City and Bald Mountain LLC representatives will host the first community meeting at the Carnegie Building at 1360 Oak Street on Sunday, June 3 from 4:00 PM to 6:00 PM.

Bald Mountain began a 90-day exploration of the feasibility of redeveloping the City Hall site at 1480 Main Street for hospitality purposes last month. The exploration has expanded and also includes an assessment of developing the City-owned property on Adams Street and Library Lane for civic purposes, a library expansion, and hospitality uses.

The second community meeting will be held at the Carnegie Building on Monday, June 18 from 7:00 PM to 9:00 PM.

To see the powerpoint Bald Mountain presented to the City Council at the May 22 meeting, click here.

Please drop-in during any part of these meetings and let us know what you think!

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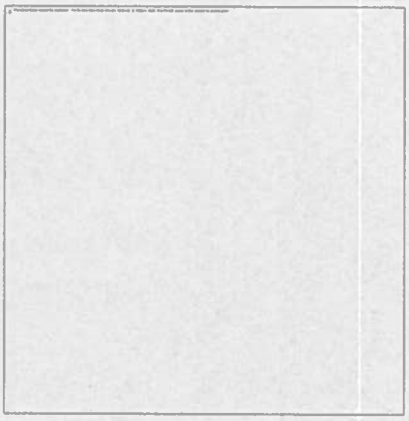

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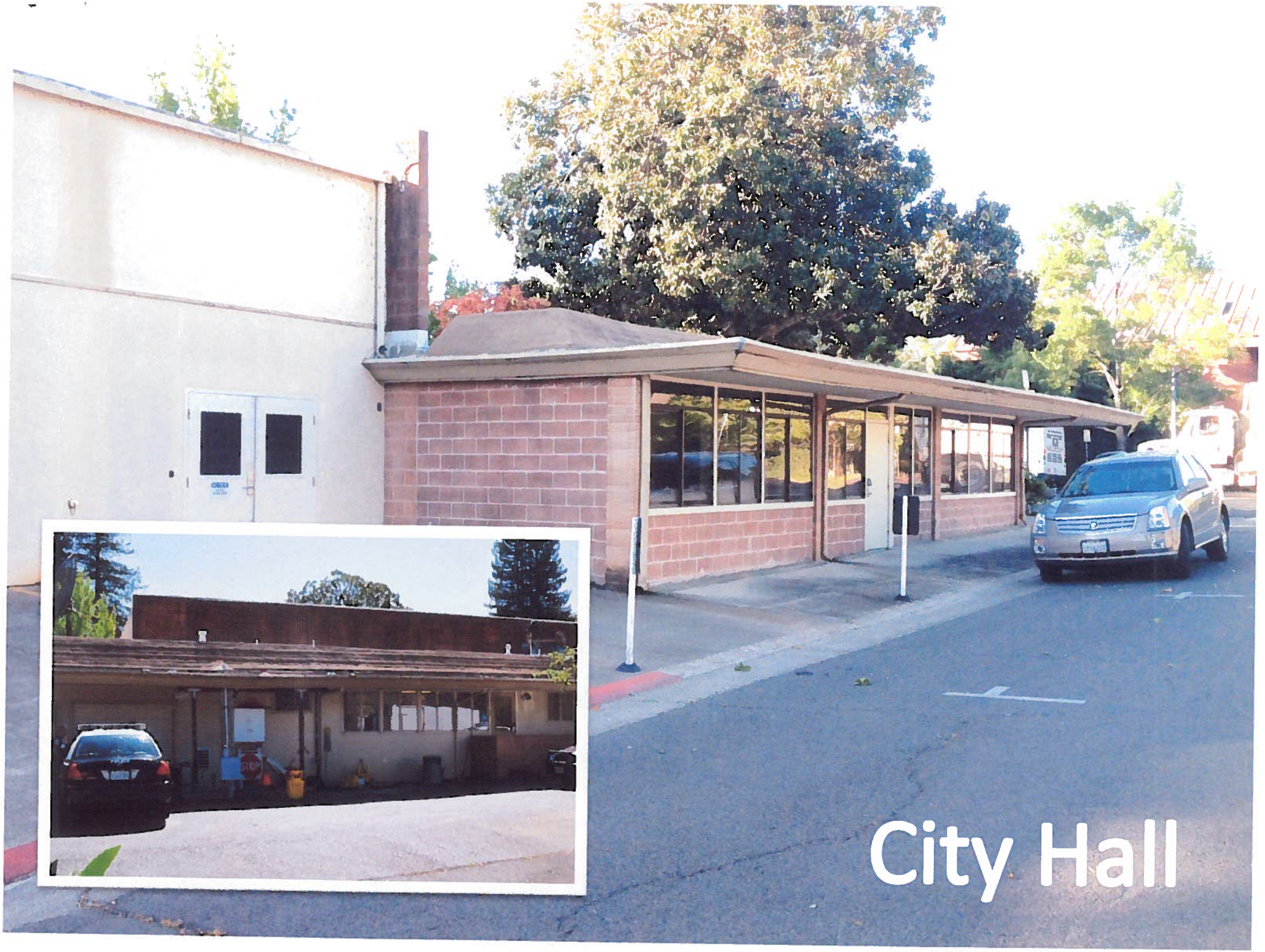
St. Helena Economic Outlook Forum 2013

Friday, April 26, 2013


City Hall

Unfunded Requests- General Fund

General Fund- Excess Revenues available for Capital and unfunded items:	$1,010,932
Additional items for Council funding consideration:	Estimated Cost:
Additional Housing Litigation	$ 150,000
Removal of Cap on Chamber Funding	$ 10,345
Chamber Marketing Request	$ 50,000
Crinella Park Improvement Match Grant	$ 50,000
Additional St. Helena Renaissance Funding ($94,000 already earmarked for downtown infrastructure.)	$ 100,000
Financial Software Update	$ 20,000
Water for Dog Park	$ 5,000
Relocation City Hall/ Police	$ 110,000
Roadway Maintenance ($160,000 available in Gas Tax)	$ 500,000
Building Repairs	$ 15,000
Total Requests	$1,010,345

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76

City Council reviews budget

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May 08, 2013 4:48 pm • Jesse Duarte (0) Comments

With property, sales and hotel tax revenue expected to rise, the St. Helena City Council once again has $1 million in next year's budget to spend on its wish list.

The cuts implemented last year have continued the budget's movement in "a very successful direction" that's much more positive than previous years, City Manager Gary Broad told the council at Tuesday's budget session. For instance, in fiscal year 2010 general fund revenues barely exceeded expenses.

Finance Director Karen Scalabrini said the new budget forecasts increases in property taxes (2 percent), sales taxes (3 percent) and hotel taxes (3 percent). Combined, the three sources are expected to account for 78 percent of the city's $8.78 million general fund.

Expenses are budgeted at $7.7 million, leaving over $1 million available for discretionary spending. The council hasn't made any final decisions on how to spend that $1 million, but city staff gave the council a list of options, including the following:

• $340,000 for road repairs;

• $150,000 for additional housing litigation;

• $100,000 for additional St. Helena Renaissance funding, or for a matching grant to help the nonprofit raise money;

• $50,000 for the St. Helena Chamber of Commerce to conduct destination marketing;

• $50,000 for a park in the Crinella subdivision;

• $10,345 to raise the $99,000 cap on the city's contribution to the Chamber of Commerce. The contribution is based on a formula involving sales taxes, hotel taxes and business license fees. The estimate of $10,345 is based on current projections for the next fiscal year, but raising the cap could cost the city a lot more in future years as revenues increase.

The council could also choose to add to general fund reserves, which are currently 43 percent of the general fund (almost $3.4 million). That's up from 24 percent in fiscal year 2011.

Despite the expected increases in revenue, next year's general fund will be roughly the same size as this year's because of the purchase of a new fire truck, a change in the way state sales taxes are allocated and the elimination of the county's $68,000 payment for fire services.

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION AND NOTICE OF PUBLIC HEARING CONCERNING APPROVAL OF A REMEDIATION PLAN UNDER WATER CODE §13398.7 CORONA AND TWIN PEAKS MINE REMEDIATION PROJECT TULEYOME, INC. AND CORONA/TWIN PEAKS HISTORICAL ASSOCIATION, LLC NAPA COUNTY

The Central Valley Water Board will consider adopting a mitigated negative declaration and approving a remediation plan for the Corona and Twin Peaks Mines (the "Mines") in Napa County. The Mines are located about 7 miles northeast of Calistoga, and were mined in the late 1800s to the mid-1900s. Mine wastes from the abandoned mines are contributing to conditions of pollution in Kidd Creek and Bateman Creek, which are tributaries to Pope Creek and Lake Berryessa. Tuleyome, Inc., a California non-profit interested in remediating the Mines, has provided the Central

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City officials said they'd been aware that the county would be discontinuing its payment to the city, which won't have any effect on services. To compensate for the lost revenue, city officials hope the county will agree to pick up the entire tab for fire dispatch services.

The council has tentatively agreed to continue its contributions to the Work Connection ($6,000), Rianda House Senior Activity Center ($10,000), St. Helena Community Pool ($6,000), St. Helena Family Center ($6,000) and Boys & Girls Club ($6,000), plus another $1,000 for someone to run this year's Harvest Festival.

The council will continue its discussion of the budget during a special meeting at 5 p.m. Tuesday, May 14, at Vintage Hall, just before the 6 p.m. regular meeting.

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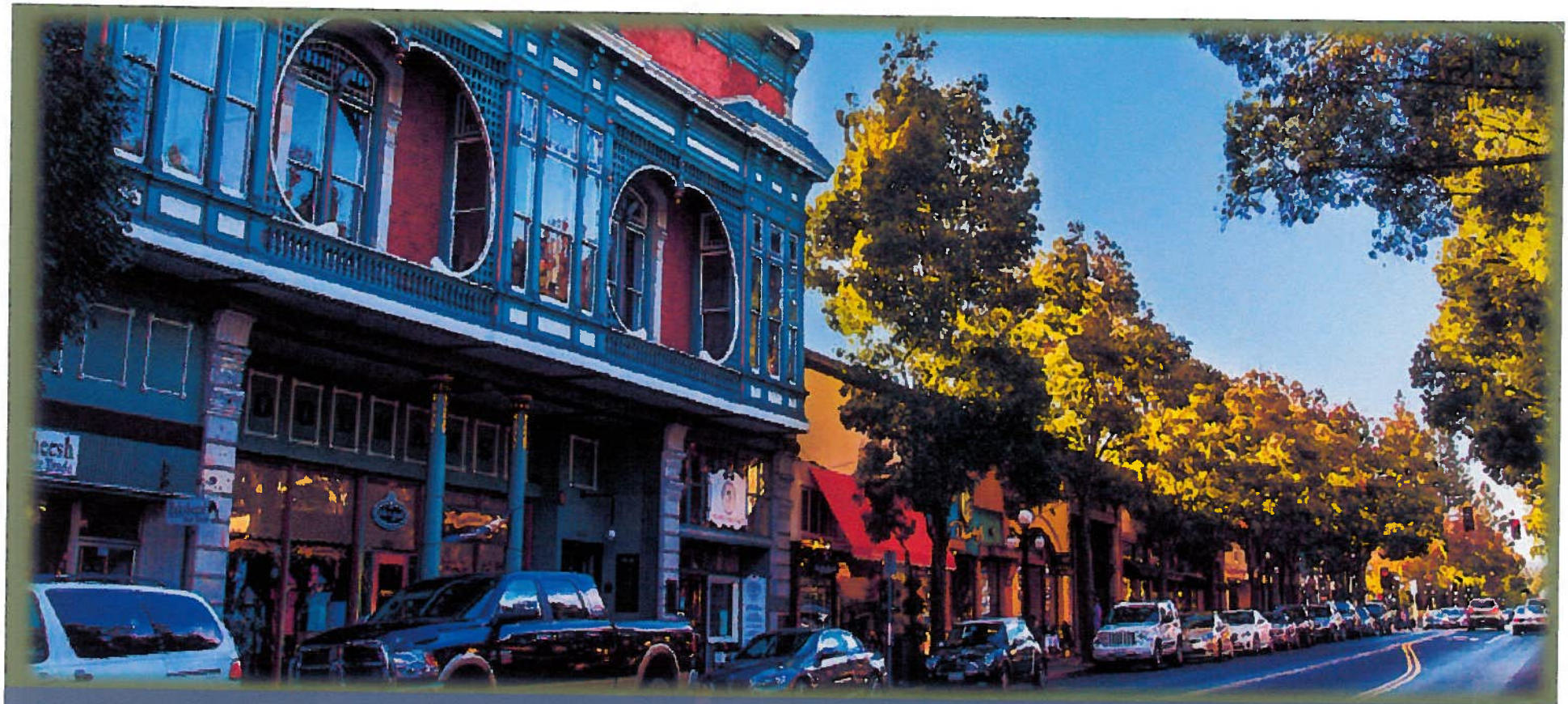
Operations Budget
Fiscal Year 2013-2014

May 7, 2014 - Presentation



Operations Budget
Fiscal Year 2013-2014

May 14, 2014 - Presentation

Description	Change	Increase/(decrease) to budget
General Fund:		
Arts Council contribution	Council decided to leave $2,500 in the budget for art and reduce the contribution to the Arts Council	$0
Multi Cultural Committee	Remove from budget	($500)
Climate Protection Task Force	Remove from budget	($500)
Napa Valley Community Foundation	Add to budget	$3,300
Harvest Festival	Place holder for Harvest Festival	$1,500
Additional Housing Litigation	An additional $150,000 was added to the General fund for litigation	$150,000
Removal of Cap on Chamber Funding	Additional funding for Chamber based on current allocations	$10,345
Chamber Marketing Request	Onetime funding for Marketing	$50,000
Water for Dog Park	Shade and water for dog park (Capital Project)	$5,000
St. Helena Renaissance	Additional funding for St. Helena Renaissance Council approved allocation and required a program be brought back before spending.(Capital Project)	$100,000
Crinella Park Improvement	Grant match for Capital Project	$50,000
Relocation	City Hall/Police relocation (Capital Project)	$270,000
Building Repairs	Miscellaneous Building repairs (Capital Project)	$15,000
Financial Software	Update for Financial software	$20,000
Fire Services Dispatch	Budget reduction for dispatch services contract negotiated with County	($28,854)
Roadway Maintenance	$500,000 for City Streets. ($160,000 available in from Gas Tax remaining from General Fund.)	$340,000
	Total	$985,291

STAFF REPORT

DATE: June 11, 2013

TO: Mayor and Council **Item #:**_____

FROM: Karen Scalabrini, Finance Director

RE: Approval of Resolution Adopting No 2013-____ Annual Budget for the City of St. Helena for Fiscal Year Ending June 30,2014

BACKGROUND:

Council met in study sessions on April 30th and May 7th to review the operation budget and provide staff with input. The General Fund as proposed is balanced. The operational budget was prepared with the goal of continuing to fund local streets and capital projects with approximately $1 million in funding and maintain services provided to citizens. Savings continued from the City reorganization in fiscal year 2012-2013. In addition, staff made reductions to its budget whenever possible.

DISCUSSION/ANALYSIS:

The Council discusses the following changes at work sessions and they are now reflected in the budget:

Description	Change	Increase/(decrease) to budget
General Fund:		
Arts Council contribution	*Council shifted the $2,500 from Arts Council to Arts*	*$0*
Multi Cultural Committee	*Remove from budget*	($500)
Climate Protection Task Force	*Remove from budget*	($500)
Napa Valley Community Foundation	*Add to budget*	$3,300
Harvest Festival	*Harvest Festival*	$1,500
Additional Litigation	*$150,000 was added to the General fund for litigation*	$150,000
Removal of Cap on Chamber Funding	*Additional funding for Chamber based on current allocations*	$10,345

Chamber Marketing Request	*Onetime funding for Marketing*	$50,000
Water for Dog Park	*Shade and water for dog park (Capital Project)*	$5,000
St. Helena Renaissance $200,000 Contribution	*Additional funding for St. Helena Renaissance. Funding will require a matching grant and be brought back to Council for program review before spending. $6,000 was added for restrooms. (Capital Project)*	$106,000
Crinella Park Improvement	*Matching grant for Capital Project*	$50,000
Relocation	*City Hall/Police relocation (Capital Project)*	$270,000
Building Repairs	*Miscellaneous Building repairs (Capital Project)*	$15,000
Financial Software	*Update for Financial software*	$10,000
Fire Services Dispatch	*Increase to revenues for dispatch services for fire contract negotiated with County*	($28,854)
Roadway Maintenance	*$500,000 for City streets. ($160,000 available in from Gas Tax remaining from General Fund.)*	$340,000
	Total	$975,291

General Fund

Exhibit A incorporates all of the changes listed and incorporates new funding for capital projects. All changes to goals and other verbiage will be incorporated into the final budget document that will be printed shortly.

RECOMMENDED COUNCIL ACTION:

Adopt resolution approving capital project carry overs and encumbrances from the previous fiscal year and the annual budget for the July 1, 2013 - June 30, 2014 fiscal year.

Attachments:
Resolution
Exhibit A

Gary Broad

Subject: FW: eNews from St. Helena - May 2012

Welcome to eNews!

Dear Erica R:

Welcome to St. Helena's eNews.

City Manager's Desk

We wanted to reach out to as many community members as we could in advance of the long Memorial Day Weeke and let you know about a few future happenings in and around St. Helena that we thought were noteworthy. Most you are receiving this information because you took part in City recreation department activities - we hope you wo mind our reaching out to you with this email.

As St. Helena's "newish" City Manager (having been on-board for just over 6 months) I wanted to take advantage o opportunity to extend an electronic "hello" to all of you. I also wanted to thank everyone for being so welcoming tc St. Helena is a wonderful place to work and I feel very lucky to be part of this terrific community. Please do feel fre contact me at garyb@cityofsthelena.org.

Gary Broad, City Manager

Special City Council's Meeting

The City of St. Helena City Council will hold a special Council meeting on May 29. The public portion of the meeting begin at 6 p.m. and will focus on a Council determination of changes it would like to make to the Draft General Plar Update document. The Council will also discuss the Napa County Grand Jury report regarding reorganization of the County Fire Department, existing fire protection program, and the City-County Fire Protection Contract for fiscal ye 2013-14.

St. Helena Hotel Project Study

Interested community members will have two upcoming opportunities to provide feedback and ideas on two poter

hospitality projects on City-owned land in downtown St. Helena. City and Bald Mountain LLC representatives will host the first community meeting at the Carnegie Building at 1360 Oak Street on Sunday, June 3 from 4:00 PM to 6 PM.

Bald Mountain began a 90-day exploration of the feasibility of redeveloping the City Hall site at 1480 Main Street fc hospitality purposes last month. The exploration has expanded and also includes an assessment of developing the (owned property on Adams Street and Library Lane for civic purposes, a library expansion, and hospitality uses.

The second community meeting will be held at the Carnegie Building on Monday, June 18 from 7:00 PM to 9:00 PM

To see the powerpoint Bald Mountain presented to the City Council at the May 22 meeting, click here.

Please drop-in during any part of these meetings and let us know what you think!

Current Board Openings

Citizen participation in local government plays an important and active role in the City of St. Helena. The City

Delia Guijosa

From: Delia Guijosa
Sent: Friday, August 09, 2013 8:30 AM
To: Delia Guijosa
Subject: Lorriane Stuart Comments Re Public Facilities

From: Loraine Stuart <loraine.a.stuart@gmail.com>
Date: August 6, 2013 1:30:03 PM PDT
To: Mayor <Mayor@cityofsthelena.org>
Subject: Possible talking points

Hi Ann,

Below are some of the questions that have been raised around the use of public buildings, the possible sale of City Hall and use of Carnegie for city administration.

Hope this helps focus some of the discussion. I have very little idea who will be attending or what others may have to ask or say.

Why has there not been public discussion/ input on use of publicly owned and funded properties and buildings ?

Where is the city in it's negotiations of City Hall? Is this meeting ex post facto? How much of the prospective sale is driven simply by money and the city's financial condition?

Doesn't a City Hall sale imply a Gen. Plan amendment, EIR, zoning changes?

Public dollars were recently spent to renovate Carnegie - why would we spend $$$ to retrofit for offices and lose used and respected public space?

Why is Adams St. property not part of this discussion?

It is presumed that the Fire House is not part of a potential sale as the community voted for and has been paying taxes since for a bond to fund this relatively new and functional building.

Could we consider a bond to renovate/re-build City Hall in its current location creating an even better city center?

Thanks,
Loraine