



Mayor: Ann Nevero
Vice Mayor: Sharon Crull
City Council: Greg Pitts
Mario Sculatti
Peter White

REGULAR MEETING
ST. HELENA CITY COUNCIL
VINTAGE HALL BOARD ROOM – SECOND FLOOR
465 MAIN STREET, ST. HELENA
MAY 27, 2014
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.

- 1. PLEDGE OF ALLEGIANCE**
- 2. ROLL CALL**
- 3. 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.
- 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. Brief questions for clarification may be posed and answered, and Councilmembers may request that items be placed on a future agenda. Except under certain circumstances, the Brown Act prohibits any other discussion or action by the City Council.

PRESENTATIONS AND PUBLIC RECOGNITIONS

- 5. St. Helena Chamber of Commerce accomplishments presentation**
- 6. Prevention of youth substance abuse presentation by Police Chief Jackie Rubin and Lisa Toller, Catalyst Coalition Coordinator/Youth Marijuana Prevention Initiative, Napa County Office of Education**

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. Approving Resolution for the St. Helena Chamber of Commerce to display flags on Main Street for two events
Recommended Action: Adopt
8. Approving Resolution directing City Manager to rescind notice to terminate Agreement with Solano County to Provide Automation Services to the St. Helena Public Library and to amend existing agreement
Recommended Action: Adopt

PUBLIC HEARING

9. Consideration of Request of James Healy for an appeal of the Tree Committees denial of a TREE PERMIT to plant twelve (12) fruitless Olive trees in the city owned right of way in front of the parcel located at 1888 Madrona Avenue in the A-20: Twenty-Acre Agriculture district.
APN: 009-470-020
CEQA: Exempt pursuant to Section 15303, Class 3 and Section 15061(b)(5).
Lead Staff: Assistant Public Works Director
Estimated Time: 25 minutes
10. Consideration of Request of Lawrence Papale and Amy Thorn for an appeal of the Planning Commissions denial of a Use Permit for a wine tasting room at a tenant space located at 1234 MAIN STREET in the CB: Central Business district.
APN: 009-083-019
CEQA: Exempt pursuant to Section 15303, Class 3 and Section 15061(b)(5).
Lead Staff: Interim Planning Director
Estimated Time: 25 minutes
11. Consideration of proposed issuance by the California Municipal Finance Authority of its multifamily housing revenue bonds in one or more series in an amount not to exceed \$13,000,000 (the "Bonds"). The proceeds of the Bonds will be used to: (1) finance the acquisition and rehabilitation of an 80-unit affordable multifamily residential rental facility located at 990 College Avenue, St. Helena, California, all or a portion of which will be available for rental by persons or families of very low or low income; and (2) pay certain expenses incurred in connection with the issuance of the Bonds. The facilities are to be owned and operated by Stonebridge EAH, L.P. a California limited partnership or another affiliate of EAH Inc. Approval of this item will require the City to take the following actions:
 - A. Consent to becoming a member of the California Municipal Finance Authority, a joint powers authority (the "Authority"), and authorize the City Manager to execute the Joint Powers Agreement on behalf of the City;
 - B. Approve the issuance of bonds by the Authority to refinance the acquisition and rehabilitation of 80-unit affordable multifamily residential rental facility located a 990 College Avenue (the "Stoneridge Apartments Project");
 - C. Authorize the assignment of the City's existing promissory note and deed of trust (collectively, the "City Debt") on the Stoneridge Apartments Project from the current maker to the new owner, Stoneridge Housing II, LP, authorize and direct the City Manager and City Attorney to negotiate and execute the necessary document(s) to

accomplish same;

- D. Consent to the capitalization of the accrued interest on the City Debt to ensure the outstanding interest due the City is carried forward to the new ownership, and authorize and direct the City Manager and City Attorney to negotiate and execute the necessary document(s) to accomplish same;
- E. Consent to the subordination of the existing City Debt to a new senior lender, and authorize and direct the City Manager and City Attorney to negotiate and execute the necessary document(s) to accomplish same;
- F. Approve the extension of the term of the existing City Debt from December 31, 2047, June 28, 2049, to be concurrent with the maturity Date of the California Housing and Community Development Department Rental Housing Construction Program Loan, and authorize and direct the City Manager and City Attorney to negotiate and execute the necessary document(s) to accomplish same;
- G. Consent to the amendment of the financing rate on the existing City Debt from the current 6.2% simple interest rate to the Applicable Federal Rate compound rate, and authorize and direct the City Manager and City Attorney to negotiate and execute the necessary document(s) to accomplish same; and
- H. Authorize and direct the City Manager to issue a City letter of commitment detailing the foregoing changes and verifying the current zoning of the property to accompany the Stoneridge Housing II, LP's application to the California Debt Limit Allocation Committee.

APN: 009-070-240

CEQA: Exempt pursuant to Section 15301, Class 1.

Lead Staff: Interim Finance Director

Estimated Time: 10 minutes

SCHEDULED MATTERS

- 12. Review/discussion and direction on the Draft General Plan Update 2030

Lead Staff: Interim Planning Director

ADJOURNMENT The next Regular City Council meeting is scheduled for June 10, 2014 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 May 23, 2014.


Cindy Black, Interim City Clerk

CHALLENGING DECISIONS OF CITY ENTITIES

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

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

SUPPLEMENTAL MATERIAL RECEIVED AFTER THE POSTING OF THE AGENDA

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