The City of Napa

...is the center of commerce and government in Napa County.
The City’s 17.84 square miles contains 80,011 residents, according to the Census Bureau’s 2014 estimate — 56.5% of the people who live in Napa County.

...is a Charter City, and uses a Council-Manager form of government.
The Mayor and four Councilmembers are elected at-large to four-year terms, and they select and oversee the City Manager who, in turn, serves as the Chief Executive Officer.

...has nine City Departments and a General Fund Budget of $74.5 million for Fiscal Year 2015-16.

Accomplishments

As is the case in any given year, the City of Napa recorded many achievements in 2015, some of which are briefly described in this State of the City report. For example, the paving of another 10 miles of residential streets was completed, and residents saw continued focus on improvement of the condition of sidewalks, curbs and gutters in all parts of the City. In addition, phase two of conversion of one-way streets to two-way was completed in the Downtown area. Other accomplishments are noted on the following page.

However, the most significant accomplishments of 2015 were related to coping with the impacts of Mother Nature; namely, the lingering effects of the South Napa Quake of August 2014, and the historic multi-year drought throughout California.

Several quake-damaged buildings re-opened in 2015 after repairs, while others continued through design, construction or funding phases, and the effects of the quake remained noticeable as the first anniversary of the temblor passed in August. But the community’s focus shifted to water, as the Governor declared a state of emergency in January 2015, asking for 20% reductions in water use. Napans responded by cutting water consumption 24% through December 2015. Due to prudent water supply planning and effective conservation programs over a multi-year span, the City of Napa remains in a better position to manage drought than many other communities.

Local reservoirs retained significant water reserves throughout the driest months, and the advent of winter rains—possibly enhanced by the El Nino effect—have brought a positive outlook as 2016 begins.
Accomplishments

A number of significant projects were completed or made substantial progress in 2015.

The Napa River-Napa Creek Flood Protection Project achieved another major milestone with the completion of the $12.5 million Oxbow Bypass. The bypass provides a new level of protection for the Oxbow area, downtown and portions of Soscol Avenue, and has been quickly embraced by the community as a new recreational amenity.

The Kennedy Park Master Plan was completed and accepted by the City Council. Five key goals were developed for the park to support the needs of the community, and to establish a vision and direction on future development. The new plan divides the park into seven distinct zones with unique amenities and functions. Also in 2015, the new Napa Skatepark at Kennedy Park opened to widespread acclaim.

2015 saw progress on Napa’s fifth fire station. Necessary administrative steps have been completed to prepare the site on First Street/Browns Valley Road, and construction will be taking place in 2016, with completion expected in early to mid 2017. The new station will allow for faster response times in west Napa.

In November 2015, a new pedestrian/bicycle bridge over Tulocay Creek opened, completing a long-planned river trail connection between central Napa and destinations south of Imola Avenue, including Kennedy Park and Napa Valley College.

Financial Update

The City’s revenues are now in a fifth consecutive year of growth. The Fiscal Year 2015-16 budget, adopted in June 2015, estimated revenues of $76.2 million and expenditures of $74.4 million. As of September 30, 2015, FY 2015-16 revenue projections were revised upward to $78.3 million, with projected expenditures revised to $74.5 million. Property tax revenues, which are the single largest source of City revenue, are budgeted at $27.5 million. Sales tax, the second largest source of revenue, is projected at $16.5 million, with Transient Occupancy Tax (TOT) revenues forecast to total $16.1 million. This chart shows the five years of General Fund revenue growth since the end of three years of recession. The projected budget surplus in the current fiscal year will help the Council rebuild reserves that were depleted by the recession years and by the 2014 earthquake.
More Accomplishments

**Downtown Plaza and Corridor Improvement Plan:** This project focuses Dwight Murray Plaza and the Brown Street pedestrian corridor, and looks to provide enhanced pedestrian and civic amenities, and address the interface between public spaces and adjacent private properties in this popular gathering area for everyday use and special events.

**Vacation Rental Ordinance:** In November 2015, the Council established regulations for Vacations Rentals and Hosted Accommodations. The new Ordinance became effective December 3, 2015. Applications were accepted throughout January 2016.

**Essential Services Building:** In May 2015, the Council unanimously approved seeking development proposals to construct a new Essential Services and City Administration facility, and to develop the land vacated by current City Hall, Police and Fire Administration buildings. This project is expected to create jobs, and further economic development and revitalization in the City of Napa.

**Senior Center Feasibility Study:** In September 2015, the Council unanimously approved a feasibility study to renovate and expand the Senior Activity Center. For the short term, the City budgeted $455,000 for refurbishment of the existing building while staff develops funding plans for a major renovation and expansion plans, estimated to cost of $5.8 million to $6.4 million.

**Strategies for Homelessness Issues:** Three community meetings were held between January and May 2015, as the Napa Police Department hosted residents, community members, County representatives and various service providers to hear concerns relating to issues with homeless persons at or near the Hope Center and the area known as “The Triangle” in the Downtown area. These meetings served as the start of a process establishing priorities and seeking solutions by creating an appropriate action plan.

What’s Ahead

Many projects are underway or starting soon. Here are just some of the major projects ahead in Napa:

Construction is underway to create the new five-story, 183-room Archer Hotel, in conjunction with the renovated retail area with some 40 shops and restaurants, to be known as First Street Napa. The opening is expected in the spring of 2017.

Vievage Napa Valley is a 150-unit luxury resort hotel and destination spa to be managed by Auberge Resorts. The project received Planning Commission approval in December 2015, and will come to the City Council in 2016. An opening in late 2017 or early 2018 is expected.

Now under construction at the Century Center on Imola Avenue at Gasser Drive is a new In Shape fitness center, Hampton Inn, and multiple restaurants and retailers in 2016 and beyond. Nearby, the Vista Tulocay residential development on the Gasser property will create 483 new housing units on 18 acres.
More of what’s ahead

**China Point Overlook:** A new “pocket park” on the southwest corner of First street and Soscol Avenue, increasing public space and the attractiveness of this spot adjacent to the river and the future bypass channel.

The **Culinary Institute of America** (CIA) will soon set up shop at 500 First Street, the former Copia site, where an expansive teaching kitchen and new dining experiences will be offered.

The **Meritage Resort and Spa** will begin construction of the Meritage Commons in the spring of 2016, adding 145 guest rooms to the 322-room complex. The 9.3-acre addition is expected to open in late 2017.

The **Citizens Academy,** now forming its fourth class, will continue to be available to local adults who want to know more about local government projects and issues.

A project study is underway seeking to solve the traffic problem at Napa’s infamous “**Five-Way Intersection.**” A series of community meetings was held in 2015, with the City Council expected to provide direction on next steps to staff in early 2016. In addition to these projects, the City anticipates movement on new plans for the former Cinedome site, a new mixed-use building at Main and Clinton streets, and a new multi-story mixed-use project on the southwest corner of First and Main.

*Learn more about these and other projects at www.cityofnapa.org*

The State of the City report is designed to provide a snapshot of City finances, accomplishments and upcoming projects. More detail on much of what’s mentioned here can be found at [www.cityofnapa.org](http://www.cityofnapa.org). For specific questions, or to schedule a speaker for your group to present the State of the City, email info@cityofnapa.org or call 707.258.7843. Stay informed year-round by subscribing to our email newsletter. Email info@cityofnapa.org with “Subscribe” in the subject line. Find us on Facebook at [www.facebook.com/cityofnapa](http://www.facebook.com/cityofnapa)—or follow us on Twitter at [twitter.com/cityofnapa](http://twitter.com/cityofnapa). Register for urgent alerts at [www.nixle.com](http://www.nixle.com).