Introduction to Local Government
City of Napa Citizens Academy
Spring 2018
Welcome!
Napa Citizens Academy

- City goals
  - Informed and involved citizens
  - Identify active and involved community members
  - Seek input and a dialogue
- How to get the most from this experience
  - Show up
    - Each session will be different
    - Make-up opportunities will be provided
      - Special activities (ride-alongs, tour etc.)
  - Speak up
    - Ask questions (informal process)
    - Let us know about issues, concerns
    - Provide feedback (evaluations)
Presentation Outline

• Intro to Local Government
• Intro to the City of Napa
• City Organization
• Current Issues
  • New Police /Civic Center
  • Why Tourism?
Introduction to Local Government
U.S. Local Government
89,004 Separate Entities

- 3,031 Counties 3%
- 19,522 Municipal Governments 22%
- 16,364 Townships 18%
- 12,884 School Districts 14%
- 37,203 Special Districts 42%

500,000 Elected
Local Government Setting

• Units of Calif. local government
  – Counties 58
  – Cities 482
  – School Districts 1,181
  – Special Districts 5,000

6,500 ± entities
Perception of Government
Separate and Distinct

Federal
State
Local
Interdependence of Government

Federal

State

Local
Factors Influencing State and Local Relations

• Local governments are creatures of the State
• Impact of Initiative and Referendum
  • Prop. 13 1978
  • Prop. 4 1979
  • Prop. 62 1986
  • Prop. 98 1988
  • ERAF 1993/94
  • Prop. 218 1996
  • VLF 2003
  • Prop 1A 2004/05

• 2018 Election
  • 17 statewide ballot propositions certified for 2018 elections
  • 18 State measures on average over past 10 years
Types of Local Government

- Cities: 482
  - Charter: 121
  - General Law: 361
- Charter - allows custom organization and elective offices for unique local conditions
- General Law - organization, power & responsibility prescribed by state law.
Forms of City Government

• Commission - Elected Commissioners are legislators and administrators
• Mayor/Council - Directly elected Council, Mayor appointed from Council or directly elected
  – Weak Mayor system
  – Strong Mayor
• Council/Manager –
  – Council directly elected
  – Mayor appointed from Council, or directly elected
  – Professional manager hired by Council
Types of Local Government

• Counties - 58
  – Provide mandated State & Federal services
  – Provide regional services
  – Provide municipal services in unincorporated areas

• Special Districts – 5,000
  – Independent and Dependent

• Regional Governments - 300
  – Associations, Regional Governments & JPA’s

• School Districts – 1,181
Introduction to the City of Napa
Population Growth between 2000 and 2017 has averaged about .5% per year

* Current Population in Napa: 81,114
Community Affluence
Median Household Income
$ '000

2000: $58,788
2010: $70,895
2016: $75,077
Maturing Residents
Median Age

- California
- Bay Area
- Napa County
- City of Napa

<table>
<thead>
<tr>
<th>Year</th>
<th>California</th>
<th>Bay Area</th>
<th>Napa County</th>
<th>City of Napa</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>33.3</td>
<td>36.6</td>
<td>38.3</td>
<td>36.1</td>
</tr>
<tr>
<td>2010</td>
<td>35.2</td>
<td>36.6</td>
<td>39.7</td>
<td>37.4</td>
</tr>
</tbody>
</table>
Children Population

% of Residents Age 0-17

<table>
<thead>
<tr>
<th>Year</th>
<th>California</th>
<th>Bay Area</th>
<th>Napa County</th>
<th>City of Napa</th>
</tr>
</thead>
<tbody>
<tr>
<td>2000</td>
<td>27.3%</td>
<td>23.6%</td>
<td>24.1%</td>
<td>25.8%</td>
</tr>
<tr>
<td>2010</td>
<td>25.0%</td>
<td>22.3%</td>
<td>23.1%</td>
<td>24.5%</td>
</tr>
</tbody>
</table>
Community Education Level
Bachelor’s Degree or Higher (25+ yrs. of Age)

2010

- California: 26.6%
- Bay Area: 37.3%
- Napa County: 26.4%
- City of Napa: 23.3%
Immigrant Population Facts
Napa County – 2012
2/3 of Napa Valley’s Immigrant Population…

- are from Mexico and other Latin American Countries
- have resided in the United States for 10 years or more
- Are naturalized citizens or legal permanent residents
Housing Costs

Single family housing
• Median Sales price Dec 2017 = $595K
• Median sales price Dec 2016 = $566K
• Increase of 5%

Rental housing market
• Vacancy rate = 2.0% (July 2017)
• Health vacancy rate = 5%
• Average rent = 2123 (Dec 2017 – up 4% from last year)
City Organization
City Service Delivery

• City

• County
  – Animal Control
  – Animal Services
  – Library

• District
  – Sewer
  – Flood Control and Water Conservation

• JPA
  – Solid Waste/Recycling
  – NVTA
  – NCTPA
Value of City Services

• The average resident pays $50.02 per month for City Services (not including fee-funded public utilities like water, sewer, garbage, gas, etc.)

• $50.02 pays for ALL of these services:
  – 24 hour Police & Fire protection
  – Public Parks & Trees
  – Safe lighting, signage for Streets
  – Recreation Programs and Special Events
  – Animal Control and Shelter Service
  – Planned community
  – Storm drainage

• You can spend $50.02 on……
  – One month of Cable TV
  – Three hardback books
  – One month at the Gym
  – Dinner for two
  – Movie, soda & snack for two
FY 2017-18 General Fund Expenditures
by Department (in $000s)

Total GF expenditure budget = $ 90 million
Ethnicity Breakdown
City Hall vs. City of Napa

City Workforce - by Ethnicity
- Native American: 77%
- Asian/Pacific Islander: 1%
- Black: 17%
- Hispanic: 1%
- Other/Multi: 1%
- White: 3%

Napa Population
- Native American: 0%
- Asian/Pacific Islander: 3%
- Black: 2%
- Hispanic: 39%
- Other/Multi: 55%
- White: 2%
Roles & Responsibilities

• Legislative body
• Establish policy
• Determine priorities
• Adopt and monitor budget
• Hiring authority
• Constituent & ceremonial representation
• Regional representation
City Manager
Role & Responsibilities

• Hiring authority
• Supervise and direct departments
• Support policy development process
• Oversee planning and funding of projects
• Regional representation, external agency coordination
• Coordinate and communicate with local groups and citizens
• Fiscal planning and oversight
City Attorney Organization

City Attorney
Michael Barrett

Deputy City Attorney
Sabrina Wolfson
- Dispute avoidance (advisory)
- Land use & planning
- Contracts & permits

Assistant City Attorney
David ‘Casey’ Jones
- Dispute resolution (advocacy)
- Litigation, subpoenas, & claims
- Code enforcement & collections

Legal Secretary to the City Attorney
Jocelyn Ramirez

Admin. Support Office Liaison
City Attorney
Roles and Responsibilities

- Advise the City Council, boards, commissions and staff on laws, policies and procedures
- Prepare legal documents including ordinances, resolutions, regulations and contracts
- Represent the City’s interests in judicial and administrative proceedings
Human Resources Organization

- **Human Resources Director**
  - *Darlene Colaso*

- **Assistant Human Resources Director**
  - *Jennifer Brizel*

- **Management Analyst II**
  - *Joanne Fabia*

- **Management Analyst I**
  - *MJ Tueros*

- **Office Assistant I**
  - *Gabby Peterson*

- **Human Resources Assistant**
  - *Chelsea Warner*

- **Civil Service Commission**
Human Resources
Roles and Responsibilities

- Recruitment/Talent Selection
- Onboarding
- Building Career Paths
- Workforce Planning
- Diversity and Inclusion
- Performance Management
- Leadership Development
- Target Training Needs
- Compliance – Law, Rules, Policies
- Safety Management
- Worker’s Comp and Leave Administration
- Civil Service Commission Liaison
- Management and Employee Coaching & Support
City Clerk Organization

- City Clerk
- Deputy City Clerk
- Imaging Clerk
- Office Assistant
- Records Analyst

- Performs municipal clerk functions mandated by law
- Supports the City Council by recording and maintaining the official records (Brown Act)
- Provides access to public information (California Public Records Act)
- City Elections Official and Filing Officer (Fair Political Practices Commission)
- Attests documents, Administers Oaths, Maintains City Code and Charter
- Manages recruitment/appointment process - city boards and commissions
Clerks in Napa County

Each jurisdiction has a Clerk, titles vary and duties vary.

1. City Clerks:
   Cities of Napa, American Canyon, St. Helena, Calistoga

2. Town Clerk:
   Town of Yountville

3. Clerk to the Board of Supervisors
   County of Napa

4. Assessor Clerk-Recorder
   County of Napa
Examples - Clerk Municipal Functions

• Minutes taking (audio/video/storage)
• Maintain all Ordinances and Resolutions
• Public Hearing Noticing
• Codify Municipal Code and maintain City Charter
• Custodian of Records
• Municipal Election Official
• Respond to Public’s Request for Records
• Administrative assistance to Mayor/Council
Municipal Elections

- Held November even numbered years. At Large / Non-Partisan

- Next Municipal Election: November 6, 2018
  - Two seats City Council (Krider (appointed in 2017)/Mott)
  - Filing Period July 16 to August 10
    - Note: Primary Election (not municipal) will be held June 5

- Registered Voters now approximately 41,469; an increase of 3% since November 2016 election

- The City consolidates Election with Napa County.
  - The City Clerk oversees all facets of the municipal election except for conducting the election
  - 2018- Napa County’s first All Mail Ballot Election
All Mail Ballot

- DROP BOXES will be placed throughout the City and County 28 days prior to election

- City will have 2; one located behind the Napa Elections Office and a second TBD

- 22 VOTER ASSISTANCE CENTERS will be open 10 days before Election, an additional 6 will be open 4 days before Election Day
# 20 Boards and Commissions

<table>
<thead>
<tr>
<th>City Boards, Committees, and Commissions</th>
<th>County Boards / City representatives</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Bicycle and Trails Commission</td>
<td>1. Napa County Library Commission</td>
</tr>
<tr>
<td>2. Building and Fire Code Appeals</td>
<td>2. Napa County Local Food Advisory Commission</td>
</tr>
<tr>
<td>3. Civil Service Commission</td>
<td>3. Napa County Measure A Financial Oversight Committee</td>
</tr>
<tr>
<td>4. Community Development Block Grant (CDBG) Citizens’ Committee</td>
<td>4. Napa County Mosquito Abatement District Board</td>
</tr>
<tr>
<td>6. Disability Access Board of Appeals</td>
<td>6. Active Transportation Advisory Committee (ATAC) – Napa Valley Transportation Authority</td>
</tr>
<tr>
<td>7. Housing Authority Board</td>
<td>7. Citizen Advisory Committee (CAC) – Napa Valley Transportation Authority</td>
</tr>
<tr>
<td>9. Parks &amp; Recreation Advisory Commission (merging with Tree Advisory Commission)</td>
<td></td>
</tr>
<tr>
<td>10. Planning Commission</td>
<td></td>
</tr>
<tr>
<td>11. Public Art Steering Committee</td>
<td></td>
</tr>
<tr>
<td>12. Senior Center Advisory Commission</td>
<td></td>
</tr>
</tbody>
</table>
Website Resources

FROM THE GOVERNMENT MENU

• City Council, agendas, minutes, videos:
  Choose “Agendas & Minutes”

• Adopted ordinances and resolutions:
  Choose “Records Search”

• Board and commission vacancies:
  Choose “Boards, Commissions and Committees”

• City Charter and the Municipal Code:
  Choose “City Clerk” > “City Laws”
• The Napa City Council meets the 1st and 3rd Tuesdays of the Month 3:30 pm Afternoon Session/6:30 pm Evening Session.
• The Housing Authority of the City of Napa meets the 1st Tuesday of the Month at 3:30 pm.
Project Background
Current Administrative Facilities Spread Over Seven Downtown Buildings

Access to services is confusing and inefficient
City Hall
Built in 1951, renovated in 1983
Original purpose was an elementary school
Older facilities are expensive to maintain and are inefficient to operate
Community Services Building
Built in 1963; City converted the building from an old Safeway grocery store
Police Department & Fire Administration

Constructed in 1958 and Renovated with addition in 1974

City facilities don’t meet standards required of private development.

Earthquake damaged safety buildings.
Emergency Operations Center (EOC)

9-1-1 Dispatch Center

City facilities don’t meet standards required of private development.

Earthquake damaged safety buildings.
City has outgrown spaces over last 60 years.

Older facilities are expensive to maintain and are inefficient to operate.
Existing Facilities

City has outgrown spaces over last 60 years

Redundancy of support spaces
Status Quo is not Viable Fiscally or Operationally

• Four facilities owned by City
  – All more than 50 years old
  – PD needs more space and does not meet required essential services structural standards
  – Expensive maintenance and repairs required and increasing
  – Spaces no longer meet needs and impact efficiency
• Three leased at $300,000+ annually
• Redundant systems and support areas
• Requires extra energy and resources for operation
# Current Square Footage vs. Future Needs

<table>
<thead>
<tr>
<th>Facility</th>
<th>Current</th>
<th>Proposed New</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Station No. 1</td>
<td>9,206</td>
<td>11,900</td>
</tr>
<tr>
<td>Public Safety Building</td>
<td>28,082</td>
<td>45,900</td>
</tr>
<tr>
<td><strong>Sub Total Public Safety</strong></td>
<td><strong>37,288</strong></td>
<td><strong>57,800</strong></td>
</tr>
<tr>
<td>City Hall</td>
<td>14,470</td>
<td></td>
</tr>
<tr>
<td>CSB</td>
<td>17,796</td>
<td></td>
</tr>
<tr>
<td>Housing &amp; MDF</td>
<td>8,321</td>
<td></td>
</tr>
<tr>
<td>Water Administration</td>
<td>2,750</td>
<td></td>
</tr>
<tr>
<td>Human Resources</td>
<td>3,718</td>
<td></td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>4,136</td>
<td></td>
</tr>
<tr>
<td><strong>Sub Total Other Departments</strong></td>
<td><strong>51,191</strong></td>
<td><strong>54,000</strong></td>
</tr>
<tr>
<td>TOTAL</td>
<td>88,479</td>
<td>111,800</td>
</tr>
</tbody>
</table>
### Upgrade/Renovate Existing Facilities

<table>
<thead>
<tr>
<th>Facility Need</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Police/Fire Admin – Add 20,000 sq ft. new building plus upgrade existing to Essential Service Standards, Replacement PD Parking</td>
<td>$40-55 million</td>
</tr>
<tr>
<td>CSB – Retrofit/Remodel &amp; possible expansion</td>
<td>$7-10 million +</td>
</tr>
<tr>
<td>FS #1 Remodeling (interior &amp; exterior)</td>
<td>$3 million +</td>
</tr>
<tr>
<td>City Hall improvements &amp; Council Chambers remodel</td>
<td>$2-5 million</td>
</tr>
<tr>
<td>New Roof &amp; HVAC’s (CSB, PD, City Hall)</td>
<td>$4-6 million</td>
</tr>
<tr>
<td>City Facility-wide Technology Upgrades</td>
<td>$1-2 million</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$57M to $81M+</td>
</tr>
</tbody>
</table>

**Estimated Annual debt service:**

$77 million = $4.6 million annual debt payments

Debt service does not include O&M or Capital Replacements
Project Overview
Public Private Partnership

- 2015-16 City went through an extensive selection process for a private partner
- May 30th, City selected Plenary Properties Napa
- September 5th, City & PPN entered into Exclusive Negotiating Agreement
Available Development Sites
City Facility Relocation Zones
Project Goals

*City Facilities & Public Space*
- Efficient & Modern Buildings
- Co-locate Departments
- Functional Improvements
- Integrated Technology
- Customer Oriented
- Dynamic Space for the Public
- State of the Art Council Chambers
- Reduce Costs Associated with Current Facilities and Leased Spaces

*Vacated City Parcels*
- Free up Valuable Land
- Contribute to Revitalizing Downtown
- Gateway to Downtown
- Increased City Revenues
Public Development – DBFOM
Public/Private Partnership

• Provides life cycle analysis and planning for the facility and identifies full cost to build, operate, finance and maintain the facility over 30+ years.

• The City benefits from creative financing options.

• All City development standards must be met (sustainability, seismic, prevailing wage, zoning etc.).

• Assesses the benefits of integrating operations and maintenance standards into the project design.

• Insures facilities will be maintained at a high level of quality throughout the term of the partnership.
  – Returned to the City at the end of the term in a contractually prescribed condition.
Private Development

- “Super Block” is current City Hall, Police and Fire Administration, and Fire Station No. 1 site
- City will sell at fair market value to Private Partner
- Redevelopment of the Super Block to be financed solely with private funds
- Development of the Super Block is intended to generate sales proceeds and future tax revenues which will help fund construction of the public facilities
- Future development must be consistent with uses approved in the Downtown Specific Plan (“DSP”) and comply with DSP standards and guidelines
Site Master Plan
Civic Center
Civic Center
Public Plaza
First Street Entry
Council Chambers
Optional 4th Floor
Swing Space

- Following the Exclusive Negotiations Agreement (ENA) period, facilities will relocate into temporary facilities.
- Currently working to identify and secure swing space.
Hotel, Retail & Housing
Private Development
Project Budget
Assumptions:

250 Room Hotel & 100 Residential Units
Leased space 30,000 GSF *$3.50/square foot/mo.
Project Schedule
Timeline & Next Steps

Public Facilities:
- Construction of Civic Center and West End Gateway (superblock) to occur in parallel
  - Limits disruption from construction
  - Accelerates financial benefits from private development
- Approximately one year to secure entitlement and project approvals
- Two-year construction period for Civic Center (completion late 2020/2021)
- Design Process moving towards fixed price
Timeline & Next Steps

Superblock Site:

Q1 2018
Confirm Program
Seek Community Input

Q2 2018
Develop
Architectural Concepts
Seek Community Feedback

Q3 2018
Finalize Plans
Seek Community/City Consent
Community Meetings were held on December 12 and December 13, 2017 to review the plan for the proposed Napa Civic Center project. Included in the presentation below are details about the financing, design, construction, operation and maintenance of the new building.

napaciviccenter.com
or www.cityofnapa.org
Why Tourism and Downtown Development?
City of Napa Lodging

- 2,840 total rooms in operation (approx. 55% of rooms countywide)
- 844 rooms under construction and/or entitled, pending construction

Archer Hotel, Napa: Opened in November, 2017, with 183 guestrooms, 17,000 s.f. of conference and event space

Meritage Commons: Now under construction, 145 guestrooms, wellness spa, wine tasting and outdoor event space
Downtown’s culinary and entertainment revolution continues

• In 1985, there were about a dozen restaurants downtown and not a single tasting room.

• Today there are over 80 restaurants, with 3 set to open in early 2018
  – 2 Michelin Star / 2 Bib Gourmand / 36 Zagat rated restaurants
  – 33 wine tasting venues
  – 5 taproom/brewpubs (Stone to open Spring ‘18)
  – 21 entertainment venues
  – Multi-day festivals: BottleRock, NV Film Festival, NV Jazz Getaway
New and Open for Business

Live Fire Pizza at Oxbow Market

Napa Noodles

Trade Brewing

Acumen Wines
New & Open for Business

Charlie Palmer

Brown Estate Wines

Compline

Overland Sheepskin Company
“Small place, big reputation”

- New York Times
- LA Times
- USA Today
- Washington Post
- SF Chronicle
- Conde Nast Top 10 Cities Reader’s Choice 2013
- Trip Advisor’s Traveler’s Choice #16 of 25 top U.S. destinations
Visitor Spending by Type, 2016
$1.92 B Countywide

- $768,314, 40%
- $438,251, 23%
- $99,166, 5%
- $88,738, 5%
- $40,347, 2%
- $34,146, 2%
- $26,702, 1%
- $99,166, 5%
- $425,170, 22%

From 2016 Napa Visitor Industry, 2016 Economic Impact Report,
City of Napa’s Visitor Profile - 2016

- 3.5 million visitors (+6.3% over 2014 study)
  - 1.02 million stayed overnight lodging
  - 2.3 million day trips
  - 158,000 stay with friends
  - $162,000 average annual income of visitor
  - Visitors in NV on an average day: 16,922 (12% of population)
- $547.72 average spent per day in market (2.2 persons)
  - $118.62 average on wine
  - $134.83 average on food
  - $265.43 average on lodging
  - $1.9 billion = Total Visitor Spending
- Cities visited: Napa 69%  St. Helena 50%  Yountville 33%
Napa Visitor Profile - 2016

• Activities
  • Wine tasting at wineries 73%
  • Wine tasting in stand alone tasting rooms 21%
  • Dining 53%
  • Winery tours 40%
  • Shopping 36%
• Average age of visitor: 42 40% GenX / 30% Millennials
• Average HH income: $162,000
• Education: 75% bachelor degree / 30% graduate degree
• Place of origin: 79% domestic / 21% international
  
  California 59%: San Francisco/Oakland make up 33% of CA visitors

Data provided by Visit Napa Valley, 2016
Since 2001, TOT revenue projected to grow by over 500%
What do we gain by being a Destination Community?

<table>
<thead>
<tr>
<th>Year</th>
<th>Total Revenues</th>
<th>Total Expenditures</th>
<th>Revenues w/o Tourism</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>90.452</td>
<td>90.08</td>
<td>64.80</td>
</tr>
<tr>
<td>2</td>
<td>97.237</td>
<td>97.20</td>
<td>68.15</td>
</tr>
<tr>
<td>3</td>
<td>103.921</td>
<td>101.41</td>
<td>71.55</td>
</tr>
<tr>
<td>4</td>
<td>109.872</td>
<td>107.00</td>
<td>74.35</td>
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<tr>
<td>5</td>
<td>115.515</td>
<td>113.06</td>
<td>77.58</td>
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<tr>
<td>6</td>
<td>121.468</td>
<td>119.16</td>
<td>80.98</td>
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<tr>
<td>7</td>
<td>126.847</td>
<td>125.08</td>
<td>84.41</td>
</tr>
</tbody>
</table>

$ in millions

**REVENUES & EXPENDITURES**
<table>
<thead>
<tr>
<th>Introduction to Local Gov’t</th>
<th>About the City of Napa</th>
<th>City Council and City Manager</th>
<th>Potpourri</th>
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</thead>
<tbody>
<tr>
<td><strong>$100</strong></td>
<td><strong>$100</strong></td>
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<td><strong>$200</strong></td>
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<td><strong>$400</strong></td>
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<td><strong>$400</strong></td>
<td><strong>$400</strong></td>
</tr>
</tbody>
</table>
This is the number of locally elected officials in the U.S.
WHAT IS 500,000 ?
Most California cities operate as General Law cities. The City of Napa operates as a “_______” city.
WHAT IS A CHARTER CITY?
This is the form of local government used in Napa
WHAT IS COUNCIL - MANAGER FORM OF GOVERNMENT?
This type of governmental entity can be established to serve multiple jurisdictions.
WHAT IS A JOINT POWERS AUTHORITY
This is the average population growth rate experienced in Napa since the year 2000.
WHAT IS 0.5%?
The average Napa home sale price is now $595,000

The rental vacancy rate is what percent?
WHAT IS 2%?
This is the City Department with the most employees.
WHAT IS PUBLIC WORKS?
This is the City Department with the largest General Fund budget.
WHAT IS THE POLICE DEPARTMENT?
One of the responsibilities listed below for the City Council is incorrect:
a) Legislative Body
b) Establish policy
c) Direct/monitor departments
d) Adopt/monitor budget
WHAT IS “C” – DIRECT AND MONITOR DEPTS?
One of the following responsibilities for the City Manager is incorrect:

a) Hiring authority
b) Fiscal planning
c) Direct/monitor department
d) Set city priorities
WHAT IS “D” – SET CITY PRIORITIES
The City Council appoints members to 14 Boards and Commissions. Name Two.
WHAT IS:
PLANNING COMMISSION, CHC, PARKS AND REC, SENIOR, CDBG, BICYCLE AND TRAILS, DISABILITY BOARD OF APPEALS, ETC ETC
These three positions are hired by the City Council.
WHO ARE THE CITY MANAGER, CITY ATTORNEY, AND CITY CLERK?
The City plans to use a **DBFOM** approach to the construction of the Police/Civic Center project. The acronym stands for...
WHAT IS DESIGN, FINANCE, OPERATE AND MAINTAIN?
This is the number of housing units planned for the “Super Block” along with a hotel and retail.
WHAT IS 100 UNITS?
This is the fastest growing revenue source for the City of Napa.
WHAT IS TRANSIENT OCCUPANCY TAX?
Tourism generates enough revenue to fully fund the annual costs of these two City departments.
WHAT IS THE FIRE AND PARKS DEPARTMENTS?
END OF PRESENTATION

QUESTIONS?