



# CITY OF NAPA

955 School Street  
Napa, CA 94559  
www.cityofnapa.org

## MEETING MINUTES - Final

### CITY COUNCIL OF THE CITY OF NAPA

*Mayor Scott Sedgley*  
*Vice Mayor Bernie Narvaez*  
*Councilmember Liz Alessio*  
*Councilmember Mary Luros*  
*Councilmember Beth Painter*

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Tuesday, December 3, 2024

3:30 PM

City Hall Council Chambers

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**3:30 PM Afternoon Session**  
**6:30 PM Evening Session**

#### **3:30 P.M. AFTERNOON SESSION**

##### **1. CALL TO ORDER: 3:36 P.M.**

###### **1.A. Roll Call:**

**Present:** 4 - Councilmember Alessio, Councilmember Luros, Councilmember Painter, and Vice Mayor Narvaez  
**Absent:** 1 - Mayor Sedgley

##### **2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

City Clerk Carranza announced the following supplemental documents:

Item 6.A.

- PowerPoint Presentation from City staff.
- Memo from City Staff noting minor correction to page 42 of Exhibit A regarding fee 13.3.5.

Items 6.B. and 6.C.

- PowerPoint Presentations from City staff.
- Memos from City staff making correction to proposed ordinance language.
- Email communications from Larry Brown, Jim McNamara, Tracy Mayne, Scott Brown, Jim Nicolette, Valerie Saribalis, Andrea Leavitt, DeeAnnn Valine and Janice Clifton.

(Copies of all supplemental documents are on file in the City Clerk's department)

### 3. PUBLIC COMMENT:

Christine Anderson - shared concerns regarding the pavement conditions of Valle Verde Road.

Michael Schwartz - shared concerns regarding the pavement conditions of Valle Verde Road.

Steve - shared concerns regarding the pavement conditions of Valle Verde Road.

### 4. CONSENT CALENDAR:

#### Approval of the Consent Agenda

A motion was made by Councilmember Painter, seconded by Councilmember Alessio, to approve the Consent Agenda. The motion carried by the following vote:

**Aye:** 4 - Alessio, Luros, Painter, and Narvaez

**Absent:** 1 - Sedgley

**4.A.**     [439-2024](#)     City Council Meeting Minutes

**Approved the minutes from the November 19, 2024 Regular Meeting of the City Council.**

**4.B.**     [443-2024](#)     Harvest Village II

**Approved, pursuant to the previously adopted Mitigated Negative Declaration for the Harvest Village Project, the second reading and final passage of Ordinance O2024-002 approving a Zoning Amendment to Ordinance O2016-4, (PD-35) Planned Development Overlay District modifying development standards for Harvest Village II at 804 Capitola Drive and direct staff to file a Notice of Determination.**

Enactment No: O2024-002

**4.C.**     [448-2024](#)     Post Employment Health Plan (PEHP) Adoption

**Adopted Resolution R2024-119 authorizing the adoption of the Post Employment Health Plan for Public Employees (PEHP), and authorizing the Finance Director to execute plan documents.**

Enactment No: R2024-119

- 4.D.**     [441-2024](#)     Tyler Technologies, Inc. Contract Amendment for Energov Software Implementation
- Approved and authorized the Assistant City Manager to execute on behalf of the City Amendment No. 8 to Agreement No. C2020-058 with Tyler Technologies, Inc. for additional implementation and project management services in the increased amount of \$70,400 (\$30,400 in one-time fees and \$40,000 in recurring fees) for a total contract amount not to exceed \$1,585,852.**
- 4.E.**     [427-2024](#)     Grant Agreement with Burbank Housing Development Corporation for Permanent Supportive Housing Services
- Approved and authorized the City Manager to execute a grant agreement with Burbank Housing Development Corporation for American Rescue Plan Act funding in an amount not to exceed \$348,000 to fund case management and other costs related to the operation of permanent supportive housing services.**
- 4.F.**     [431-2024](#)     State Prohousing Incentive Program (PIP) Application
- Adopted Resolution R2024-120 authorizing the Deputy City Manager to submit an application to the California Department of Housing and Community Development Prohousing Incentive Program and approve and authorize the Deputy City Manager to execute an agreement, or any other documents necessary, for the receipt of Prohousing Incentive Program funds.**
- Enactment No: R2024-120
- 4.G.**     [278-2024](#)     Dwight Murray Plaza Trash Enclosure License Agreement
- Approved and authorized the Utilities Director to execute a License Agreement with First and Main NV, LLC, Coombs Street, LLC, and Napa County Landmarks Incorporated, to allow the licensees to have access to, and make use of, the City-owned trash/recycling enclosure located within the Dwight Murray Plaza, to execute subsequent amendments to the agreement as needed, and determine that the actions authorized by this item are exempt from CEQA.**
- 4.H.**     [411-2024](#)     Napa Countywide Road Maintenance Act (Measure T) - Maintenance of Effort
- Adopted Resolution R2024-121 certifying Measure T Maintenance of Effort for Fiscal Years 2024 through 2026 and determining that the actions authorized by this resolution are exempt from CEQA.**
- Enactment No: R2024-121
- 4.I.**     [412-2024](#)     Napa Countywide Road Maintenance Act (Measure T) - Equivalent Fund Expenditures
- Adopted Resolution R2024-122 approving a certification of Equivalent Fund Expenditures under the Measure T Program that demonstrates use of non-Measure T revenue for Class I Bike projects for fiscal year 2023-24.**
- Enactment No: R2024-122

4.J. [418-2024](#) Purchase of Asphalt and Aggregate Materials

Adopted Resolution R2024-123: (1) authorizing the Public Works Director to award a contract to, and execute a contract with, Vulcan Materials Company, for asphalt and aggregate materials in an amount not to exceed \$8,000,000.00; and (2) determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2024-123

4.K. [424-2024](#) Amendment to Agreement for Dispatch Recorder System

Approved and authorized the Chief of Police to execute on behalf of the City an amendment to Agreement No. C2019 113 with Gosserco, Inc. for Public Safety Dispatch 24-hour Communications Recorder System support for one year (FY 24/25), in the increased amount of \$15,000 for a total contract amount not to exceed \$175,000.

4.L. [425-2024](#) Amendment to Agreement for Priority Dispatch System

Approved and authorized the City Manager to execute on behalf of the City an amendment to Agreement No. C2021-110 with Priority Dispatch Corporation for the Priority Dispatch System, in the increased amount of \$37,000 for a total contract amount not to exceed \$367,000.

5. CONSENT HEARINGS:

**Approval of the Consent Agenda**

Vice Mayor Narvaez announced the consent hearing. There were no requests to speak; the hearing was opened and closed without comment.

A motion was made by Councilmember Luros, seconded by Councilmember Alessio, to approve the Consent Hearing Agenda. The motion carried by the following vote:

**Aye:** 4 - Alessio, Luros, Painter, and Narvaez

**Absent:** 1 - Sedgley

5.A. [438-2024](#) Preservation of Qualified Historical Property at 1755 First Street

Approved and authorized the Community Development Director, on behalf of the City, to execute the Mills Act Historic Preservation Agreement for the property at 1755 First Street and determining that the action is exempt from CEQA.

6. PUBLIC HEARINGS:

6.A. [390-2024](#) Master Fee Schedule

Frank Herrera, Accounting Supervisor, provided the staff report.

Vice Mayor Narvaez called for disclosures; there were none.

Vice Mayor Narvaez opened public testimony. There were no requests to speak.

**A motion was made by Councilmember Alessio, seconded by Councilmember Painter, to close the public testimony. The motion carried unanimously.**

Discussion was turned over to Council. Staff responded to individual comments.

**A motion was made by Councilmember Luros, seconded by Councilmember Alessio, to adopt Resolution R2024-124 updating Citywide fees, charges, and fines effective February 3, 2025. The motion carried by the following vote:**

**Aye:** 4 - Alessio, Luros, Painter, and Narvaez

**Absent:** 1 - Sedgley

Enactment No: R2024-124

**6.B.**     [362-2024](#)     Amendment of Napa Municipal Code Section 10.36.090-Parking  
Exceeding 72 Hours

Police Lieutenant Chris Pacheco, joined by Deputy City Manager Molly Rattigan and Compliance Programs Manager Tony Valadez, provided the report.

Vice Mayor Narvaez called for disclosures; there were none.

Vice Mayor Narvaez called for public comment.

Dr. Tracy Mayne - provided comments regarding the definition of a parking space as 1/4 mile.

Concerned Neighbor - shared concerns regarding residents living in campers in front of her home. Suggested the 72 hour law would not do anything to further protect her safety in her own home.

Margaret Angelovich - appreciated the 1/4 mile movement, but shared concerns that the ordinance didn't properly address folks that would leave during the day but return in the evening and stay overnight.

Catherine Hoffman - shared the 72-hour parking limit would solve some issues. Shared large commercial vehicle employees were taking up spaces. Suggested City consider offering parking for small businesses at alternate locations.

Leanne - applauded 72 hour limit.

Jim McNamara - shared concerns with enforcement.

Patrick Band - requested City Council authorize additional funding for consistent enforcement.

Mark - Thanked the Police Department for cleanup along Jefferson Street and would like to see the same effort on additional streets such as Cabot Way, Cabot Court and Balboa Way.

Steve - thanked Council for starting to address problems; asked Council to consider owner exemption for parking in front of their home; concerned with waiting to report for 72 hours; suggested residential parking permits.

**A motion was made by Councilmember Luros, seconded by Councilmember Painter to close public testimony. The motion carried unanimously.**

Staff responded to questions addressed during public comment.

Discussion was turned over to Council. Individual questions and comments ensued.

**A motion was made by Councilmember Alessio, seconded by Councilmember to approve the first reading and introduction of an ordinance amending Napa Municipal Code Section 10.36.090 related to parking exceeding 72 hours and determining the action to be exempt from CEQA as recommended by staff with the addition of the following exemption to the proposed language under Section B as follows: "Operational vehicles registered with the California Department of Motor Vehicles and parked immediately adjacent to the address which they are registered with-out impact to other addresses or properties will be exempt from the minimum movement requirements and the 72-hour period, if the registered address does not have a driveway, garage, or other legal on-site parking options as deter-mined by the City." The motion carried by the following vote:**

**Aye:** 4 - Alessio, Luros, Painter, and Narvaez

**Absent:** 1 - Sedgley

6.C. [383-2024](#) Amendment of Napa Municipal Code Section 10.36.070-Trailers and Oversized Vehicle Regulations  
Police Lieutenant Chris Pacheco, joined by Deputy City Manager Molly Rattigan, and Compliance Programs Manager Tony Valadez, provided the report.

Vice Mayor Narvaez called for disclosures; Councilmembers provided them.

Margaret Angelovich - shared this was a huge step to address neighborhood concerns; posed questions regarding Community Caretaking Thresholds and 4 hour limit.

Mark Gardner - asked to address criteria added regarding ADA compliance and how the City envisioned implementing the code and enforcing it.

Dr. Tracy Mayne - shared that some standard pick up trucks could be constituted as oversized, so suggested increasing to limit in the code.

Concerned Neighbor - thanked staff for efforts to address; would like to see under 20' commercial vehicles be added. Posed questions regarding the service center hours being that many vehicles park overnight.

**A motion was made by Councilmember Alessio, seconded by Councilmember Luros, to close public testimony. The motion carried unanimously.**

Staff responded to various questions brought up during public comment.

Discussion was turned over to Council. Individual comments, questions and discussion ensued.

**A motion was made by Councilmember Luros, seconded by Councilmember Painter to approve the first reading and introduction of an ordinance amending Napa Municipal Code Section 10.36.070 related to parking of trailers and oversized vehicles and determining the action to be exempt from CEQA, as recommended by staff with amendments to the draft ordinance as follows:**

**Section C amended to read " For the purposes of this section, "Oversized Vehicle" shall be defined as any vehicle, whether motorized or nonmotorized, that exceeds twenty (20) feet in length, or eighty-five (85) inches in width, or eighty-five (85) inches in height. An extension caused by any mirror or accessory attached to such vehicle shall be considered part of the measured distance; and**

Section F amended to add an exemption to read: "Vehicles registered under a program with the California Department of Motor Vehicles as a vehicle that serves a person or persons with disabilities and is parked immediately adjacent to the address at which it is registered."

The motion carried by the following vote:

**Aye:** 4 - Alessio, Luros, Painter, and Narvaez

**Absent:** 1 - Sedgley

**7. COMMENTS BY COUNCIL OR CITY MANAGER: None.**

**8. CLOSED SESSION:**

Interim City Attorney Diaz announced the closed session items.

- 8.A.** [433-2024](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6):
- City designated representatives: Steve Potter, Liz Habkirk, Heather Ruiz, MJ Tueros, Rajneil Prasad and Christopher Diaz. Employee organizations: Napa Chief Fire Officers (NCFO).
  - City designated representatives: Steve Potter, Liz Habkirk, Heather Ruiz, Rajneil Prasad and Christopher Diaz. Employee organizations: Administrative, Managerial and Professional Employees Unit (AMP).
  - City designated representatives: Steve Potter, Liz Habkirk, Heather Ruiz, and Christopher Diaz. Unrepresented City employees: City Unrepresented Management Staff (as defined by R2023-136) and City Executive Staff (as defined by R2022-114).

**CITY COUNCIL RECESS: 5:19 P.M.**

**6:30 P.M. EVENING SESSION**

**9. CALL TO ORDER: 6:30 P.M.**

**9.A. Roll Call:**

**Present:** 4 - Councilmember Alessio, Councilmember Luros, Councilmember Painter, and Vice Mayor Narvaez

**Absent:** 1 - Mayor Sedgley

**10. PLEDGE OF ALLEGIANCE:**

**11. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:**

City Clerk Carranza announced the following supplemental items:

Item 13.A.

- PowerPoint presentation by City staff.
- A total of 34 Emails, letters and voice mail communications.

(Copies of all supplemental documents are on file in the City Clerk's department)

**12. PUBLIC COMMENT**

Maureen Trippe, Slow Down Napa - provided comments regarding a recent accident on First Street. Shared pedestrian and bicycle safety concerns. Rather than spending funding on parking solution suggested it would be an ideal time to reveal the circulation element.

Yvonne Baginski - asked Council to assist in obtaining approval from the City to install signage along Salvador Creek to alert residents to leave the salmon along to ensure their protection.

**13. PUBLIC HEARINGS:**

13.A. [305-2024](#) Big Ranch Road Annexation

Vice Mayor Narvaez opened the hearing.

Senior Planner Michael Allen provided the report. Upon opening the report Mr. Allen informed members of Council that, after receiving multiple written comments prior to the hearing, including letters from attorney's representing the group "Protect Big Ranch," staff recommended that, following his presentation, and public testimony, that Council consider continuing the hearing to a future meeting to allow staff to appropriate review and respond to the letters. He proceeded with the staff report.

Following the report, Vice Mayor Narvaez called for disclosures; Councilmembers provided them.

Vice Mayor Narvaez asked the applicant if they wished to provide an opening statement.

Rob Anglin, representative for the Van Winden Family, provided a brief opening statement and supported staff's recommendation to take public testimony and then continue the hearing so that the applicant could team thoroughly respond to

Councilmember Painter ask for clarification that, if the hearing would be continued, there would still be the opportunity for public comment at that future date. Interim City Attorney Diaz responded affirmatively.

Molly Silcox - provided comments regarding Tiburon's CEQA case.

Richard Drury, rep of Protect Big Ranch - urged city to do a complete EIR. Would like to ensure project was fully analyzed.

Mark Stephens and Pam Condo - Napa-Solano Audubon Society - shared results of recent study they conducted, which was submitted in the record. Suggested an insufficient EIR was done, and would like to see a complete year-long EIR be conducted on the site to ensure all migrating birds are considered.

Rachel Stark - spoke in opposition.

Jacqueline Wessel - spoke in opposition.

Richard Tippitt - spoke in opposition.

Tom Smeltzer - spoke in opposition.

Max Bonick - read prepared letter in support on behalf of Robert and Karen Muller.

Raul - spoke in opposition.

Stan Masuda - spoke in opposition.

Louis Calli - spoke in opposition.

Peggy Ingalls Suckow - spoke in opposition.

Francie Winnen - spoke in opposition.

Michael Stone - spoke in opposition.

Janet Krupka - spoke in opposition.

Susan Rushing-Hart - spoke in opposition.

Geoff Wood - spoke in opposition.

Vice Mayor Narvaez offered the applicant a rebuttal. Mr. Anglin provided brief comment.

A motion was made by Councilmember Alessio, seconded by Councilmember Painter to close public testimony. The motion carried unanimously.

**A motion was made by Councilmember Luros, seconded by Councilmember Alessio to continue to the hearing to a future date to allow staff time to address the comments that were entered into the record. The motion carried by the following vote:**

**Aye:** 4 - Alessio, Luros, Painter, and Narvaez

**Absent:** 1 - Sedgley

#### **14. REPORT ACTION TAKEN IN CLOSED SESSION:**

Interim City Attorney Diaz announced that there was no reportable action taken in Closed Session.

**15. COMMENTS BY COUNCIL OR CITY MANAGER:**

Councilmember Luros reminded folks that the Napa Holiday Parade would be held that Saturday, December 7th.

Councilmember Alessio shared that Operation with Love From Home would be filling care packages Saturday, December 7th at 9:30 A.M. In addition, she acknowledged Measures B, U and G that were approved by voters in the November 5, 2024 election. She shared the Napa County Board of Supervisors had recognized Senator Bill Dodd earlier in the day and asked that Council support a request to recognize him at the December 17th meeting. She also shared that the Napa County Board of Supervisors dissolved their Legislative Subcommittee since they now had the addition of dedicated legislative staff on the County roster to increase their advocacy. She acknowledged their desire to work together with local jurisdictions.

Councilmembers supported her request to recognize Senator Dodd.

Concilmember Narvaez asked if Council supported a request to ask staff to bring forward an item to further discuss the appointment process to fill the upcoming Councilmember vacancy with a goal of achieving more flexibility for the January 7 meeting to possibly include both interviews and the appointment, which would eliminate the need for the January 9 meeting. His request was supported.

**16. ADJOURNMENT: 7:54 P.M.**

**The next regularly scheduled meeting for the City Council of the City of Napa is December 17, 2024.**

**Submitted by:**

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**Tiffany Carranza, City Clerk**