



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 Mary Luross
Councilmember Chris DeNatale
Councilmember Bernie Narvaez
Councilmember Beth Painter

Tuesday, March 18, 2025

3:30 PM

City Hall Council Chambers

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

3:30 P.M. AFTERNOON SESSION

1. CALL TO ORDER: 3:30 P.M.

1.A. Roll Call:

Present: 5 - Mayor Sedgley, Vice Mayor Luross, Councilmember DeNatale, Councilmember Narvaez, and Councilmember Painter

2. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

City Clerk Carranza announced that staff would be pulling closed session Item 9.A. from the agenda that afternoon. She also announced the following supplemental documents:

Item 4.: Emails from Lauren Coodley, Evy Warshawski and Genavieve Gillis.

Items 6.A., 6.B., 6.C., 6.D., and 6.F.: PowerPoint presentations from City Staff.

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

3. SPECIAL PRESENTATIONS:

3.A. [104-2025](#) Women's History Month

Mayor Sedgley and members of Council read the proclamation which would remain on file in City Hall.

3.B. [105-2025](#) Cesar Chavez Day

Mayor Sedgley and members of Council read the proclamation. Peggy Chiprez of the Napa County Hispanic Network accepted the proclamation and provided remarks.

4. PUBLIC COMMENT:

Dalton Piercy - provided comments regarding pedestrian safety.

Dorothy Glaros - provided comments regarding the Lincoln Avenue project.

Hal Legett - provided comments regarding pedestrian safety and also provided comments in support of Bottlerock being held at Kennedy Park rather than the Expo and shared frustrations regarding the roundabouts. He noted concerns that drivers were not yielding and slowing enough. Suggested a brighter color marker on the street to encourage slower speeds.

Wendell Coleman - provided comments regarding receivership of a Brown Street property.

5. CONSENT CALENDAR:

Approval of the Consent Agenda

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

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

5.A. [103-2025](#) City Council Meeting Minutes

Approved the minutes from the March 4, 2025 Regular Meeting of the City Council.

5.B. [075-2025](#) Amendment to Homeless Outreach Services Agreement

Approved and authorized the City Manager to execute on behalf of the City Amendment No. 1 to Agreement C2024-639 with Abode Services for additional support for clients exiting homelessness in the increased amount of \$100,000 for a total contract amount not to exceed \$923,099 for the term July 1, 2024 to June 30, 2025.

5.C. [076-2025](#) Emergency Declaration for 36-inch Asbestos Cement Water Transmission Main Replacement

Determined there was a need to continue the emergency action to execute and implement contracts for the construction to replace up to 11,000 linear feet of 36-inch asbestos cement transmission main.

- 5.D. [094-2025](#) Bike Month Napa County - May 2025
- Adopted Resolution R2025-023 authorizing the Public Works Director to approve a donation of \$1,000 to Napa County Bicycle Coalition in support of Bike Month in Napa County for May 2025.**
- Enactment No: R2025-023
- 5.E. [095-2025](#) Emergency Repair of Browns Valley Creek at Tall Grass Drive Bridge
- Determined there was a need to continue the emergency action to execute and implement a contract for the design, permitting, and construction to stabilize the creek bank and adjacent roadway for Browns Valley Creek at Tall Grass Drive, and determined that the actions authorized by this item were exempt from CEQA.**
- 5.F. [117-2025](#) Browns Valley Road Water Main Installation Project and Opportunity to Include Additional Paving Work
- Adopted Resolution R2025-024 (1) authorizing the Utilities Director to approve additional change orders up to \$600,000 (for a total amount up to \$1,192,859) on the Browns Valley Road Water Main Installation Project, for a total contract amount not to exceed \$4,150,000; and (2) determining that the actions authorized by this resolution are exempt from CEQA.**
- Enactment No: R2025-024

6. ADMINISTRATIVE REPORTS:

- 6.A. [039-2025](#) 2024 Housing Element Annual Progress Report
- Senior Planner Michael Walker provided the report.
- Discussion was turned over to Council; brief comments ensued.
- There were no requests to speak from members of the public.
- A motion was made by Councilmember Painter, seconded by Councilmember DeNatale to accept the 2024 Housing Element Annual Progress Report and authorize Staff to file the report with the California Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (LCI), formerly known as the Office of Planning and Research. The motion carried by the following vote:**
- Aye:** 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

6.B. [040-2025](#) 2024 General Plan Annual Progress Report

Senior Planner Michael Walker provided the report.

Mayor Sedgley called for public comment; there were no requests to speak.

Discussion was turned over to Council; brief comments and questions ensued.

A motion was made by Councilmember Painter, seconded by Vice Mayor Luros, to Accept the 2024 General Plan Annual Progress Report and authorize Staff to file the report with the California Department of Housing and Community Development (HCD) and Governor's Office of Land Use and Climate Innovation (LCI), formerly known as the Office of Planning and Research. The motion carried by the following vote:

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

6.C. [091-2025](#) Local Responsibility Area Fire Hazard Severity Zones Update

Fire Chief Zach Curren provided the report.

Mayor Sedgley called for public comment; there were no requests to speak.

Discussion was turned over to Council; brief comments and questions ensued.

6.D. [107-2025](#) 3875 Jefferson Street Surplus Land Act Exemption and Exclusive
Negotiating Agreement

Housing Manager Stephanie Gaul, joined by Brad Oldenbrook of Nova Domus Development, and Kaitlyn Garfield of Housing Land Trust of the North Bay, provided the staff report.

Mayor Sedgley called for public comment.

Harold Leggett - asked if homeowner was responsible for maintaining the property.

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

A motion was made by Vice Mayor Luros, seconded by Councilmember Narvaez, to:

- 1) Adopt Resolution R2025-025 declaring 3875 Jefferson Street exempt surplus land in accordance with the Surplus Land Act; and**
- 2) Adopt Resolution R2025-026 authorizing the City Manager or their designee to negotiate and enter into an Exclusive Negotiating Agreement with Nova Domus Development, LLC for the development of an affordable housing project at 3875 Jefferson Street and authorizing a predevelopment loan in the amount of \$250,000 as documented in Budget Adjustment 78P09 The motion carried by the following vote:**

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

Enactment No: R2025-025
R2025-026

6.E. [109-2025](#) Compensation and Benefits for City Executive Staff; and Compensation
and Benefits for the Police Chief

Human Resources Director Heather Ruiz provided the report.

Mayor Sedgley called for public comment; there were no requests to speak.

A motion was made by Councilmember Painter, seconded by Councilmember Narvaez, to:

- (1) Adopt Resolution R2025-027 approving revisions to the compensation and benefits for City Executive Staff.**
- (2) Adopt Resolution R2025-028 approving the compensation and benefits for the Police Chief. The motion carried by the following vote:**

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

Enactment No: R2025-027
R2025-028

- 6.F. [499-2024](#) Climate Action Update and Discussion of Next Steps
Management Analyst II Deborah Elliott provided the report.

Mayor Sedgley called for public comment.

Hal Leggett - provided comments questioning climate change; suggested Council be more practical with spending to address some greater needs in the City before allocating additional funds to address Climate Change.

Dalton Piercy - posed questions regarding climate change theory.

Discussion was turned over to Council. Individual members provided comments, questions, and considerations for next steps which generally included pursuing a polystyrene ban, electrifying the City fleet and prioritizing use of City funds for City-specific climate projects.

Kevin Miller provided an update on the Biomass gasification and anaerobic digestion projects.

7. CONSENT HEARINGS:

Approval of the Consent Agenda

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

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

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

- 7.A. [462-2024](#) Government Tort Claims and Worker's Compensation

Approved first reading and introduction of an ordinance rescinding R2008-80 and R2019-076, and amending Napa Municipal Code Chapter 2.104, Modifying the Current Delegation of Authority to Settle Government Tort Claims and Workers' Compensation Claims, and Delegating the Submittal of Employer Generated Industrial Disability Applications.

8. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Narvaez reminded folks that March 20th would mark the 22nd anniversary of the Iraq War, which may be a trigger for veterans. He encouraged everyone to keep them in mind and reflect on the war that impacted an entire generation.

9 CLOSED SESSION:

Interim City Attorney Diaz announced that Council would be meeting to consider item, 9.B., and would not be going into closed session on item 9.A. He read the language announcing item 9.B.

There were no requests to speak from members of the public.

- 9A.** [038-2025](#) **CONFERENCE WITH REAL PROPERTY NEGOTIATORS**
Property: Harvest Middle School, 2449 Old Sonoma Road, Napa, CA 94558
City Agency Negotiator: Steve Potter, Liz Habkirk, Julie Lucido, Breyana Brandt, Raj Prasad, Molly Rattigan
Negotiating Parties: City of Napa and Napa Valley Unified School District
Under Negotiation: Price and Terms of Payment

This item was withdrawn from the agenda and not heard.

- 9B.** [108-2025](#) **CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION**
Pursuant to Government Code Section 54956.9(d)(1)
Elia v. City of Napa, et al.
Napa County Superior Court Case No. 22CV001127

CITY COUNCIL RECESS: 5:50 P.M.

6:30 P.M. EVENING SESSION

10. CALL TO ORDER: 6:34 P.M.

10.A. Roll Call:

Present: 5 - Mayor Sedgley, Vice Mayor Luros, Councilmember DeNatale, Councilmember Narvaez, and Councilmember Painter

11. PLEDGE OF ALLEGIANCE:

12. AGENDA REVIEW AND SUPPLEMENTAL REPORTS:

Mayor Sedgley announced that, due to the anticipated number of public speakers for item 14.A., item 14.B. would be moved up on the agenda and heard beforehand.

City Clerk Carranza announced the following supplemental documents:

Item 14. A.:

- PowerPoint Presentation from City staff.
- 9 submitted email comments.

Item 14.B.: PowerPoint Presentation from City staff.

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

13. PUBLIC COMMENT: None.

14. ADMINISTRATIVE REPORTS:

14.B. [007-2025](#) Fiscal Year 2024/25 Mid-Year Report

Budget Officer Seth Andersen provided the staff report.

Mayor Sedgley called for public comment; there were no requests to speak.

Discussion was turned over to Council; brief comments and questions ensued.

A motion was made by Councilmember Painter, seconded by Councilmember DeNatale, to adopt Resolution R2025-030 amending the City Staffing Plan; amending the City Capital improvement Project Plan, and approving revenue and expenditure budget updates to the FY 2024/25 Adopted Budget, as documented in Council Budget Amendment 130P9 as part of the FY 2024/25 Mid-Year Report. The motion carried by the following vote:

Aye: 5 - Sedgley, Luros, DeNatale, Narvaez, and Painter

Enactment No: R2025-030

14.A. [081-2025](#)

Glamping Zoning Text Amendment

Associate Planner Ryder Dilly provided the staff report.

Mayor Sedgley opened public comment.

Kara Vernor - provided comments in support of the continuance.

J.B. Leamer, on behalf of applicant team - reiterated their request to ask for a continuance.

Joel King - provided comments in support of the continuance.

Mary Allen - provided comments in opposition of the project.

Unidentified speaker - provided comments in opposition of the project.

Judy Buffington - provided comments in opposition of the project.

Gerald Casale - provided comments in opposition of the project.

Unidentified speaker - provided comments in opposition of the project.

Jim Perry - shared concerns over the project's evacuation plan.

Unidentified speaker - provided comments in opposition of the project location.

Chuck Shinnamon - Read letter submitted by Katherine Falace of Buchalter which expressed concern regarding the option to continue the application without the applicant formally submitting a new application for consideration.

Kevin Teague - provided comments in support of a continuance and noted concerns regarding the process.

Peter Parenti - provided comments in opposition of the project; supported the denial.

Justin Newberry - provided comments in opposition of the project.

Marianne Wiley - provided comments in opposition of the project.

Al Czap - provided comments in support of the denial.

Nicole Mason - provided comments in opposition of the project.

Rafael Banuelos - provided comments in opposition of the project; shared environmental concerns.

Mel - read an excerpt from Maya Angelou's Letter to My Daughter and excerpts from the essay Fanny Lou Hamer, a National Spirit.

Tony - provided comment in support of the denial.

Nicole - comments in support of the continuance.

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

Interim City Attorney Diaz responded to procedural questions and concerns that were raised in submitted written correspondence.

Before taking vote on the action, Interim City Attorney Diaz asked Council to make any disclosures of communications had between February 18th and that evening, and to confirm that they were making the decision that evening based on the record of the February 18th hearing.

Councilmembers disclosed any conversations and confirmed that decisions were being made based on the February 18th record.

A motion was made by Vice Mayor Luros, seconded by Councilmember DeNatele to adopt Resolution R2025-029 denying without prejudice, an application for a Zoning Text Amendment, Use Permit, and Design Review Permit for a glamping campground on the west side of Silverado Trail between Hagen Road and Stonecrest Drive (APN 052-010-011) and finding the actions authorized by this resolution to be exempt from CEQA. The motion carried by the following vote:

Aye: 4 - Sedgley, Luros, DeNatale, and Painter

No: 1 - Narvaez

Enactment No: R2025-029

15. REPORT ACTION TAKEN IN CLOSED SESSION:

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

16. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember DeNatale recognized the passing of Bob McClenahan. Mayor Sedgley also acknowledged the loss of two children after a fatal car accident and shared that their family members were in Council's thoughts and prayers. The meeting was adjourned with a moment of silence in their memory.

17. ADJOURNMENT: 8:20 P.M.

The next regularly scheduled meeting for the City Council of the City of Napa is April 1, 2025.

Submitted by:

Tiffany Carranza, City Clerk