



# 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, June 18, 2024

3:30 PM

City Hall Council Chambers

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#### 3:30 PM Afternoon Session No Evening Session

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

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

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

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

**Absent:** 1 - Vice Mayor Narvaez

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

City Clerk Carranza announced the following supplemental items:

Items 6.A. and 6.B. - PowerPoint Presentations

Item 6.C.

- PowerPoint Presentation

- Emails from Lori Stelling, Napa Climate NOW!, Bayard Fox, Elayna Trucker, James McNamara and Kit Long.

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

##### 3. SPECIAL PRESENTATIONS:

3.A. [225-2024](#) Proclamation in Celebration of Juneteenth Holiday

Mayor Sedgley and members of Council read the proclamation. JT Thompson, of People B4 Policy, accepted the proclamation and provided remarks.

#### 4. PUBLIC COMMENT:

Philip Trood - provided comments, and shared concerns, regarding encampment clean-up at Kennedy Park. Suggested a clean-up guidebook be established.

Gail Allen - suggested removal of outdoor seating downtown to allow for more parking and shared various concerns regarding lack of landscaping maintenance at the old US Post Office and HHS Buildings, the cost of the flood wall projects, and the use grant funds for the red light camera program.

#### 5. CONSENT CALENDAR:

##### **Approval of the Consent Agenda**

Councilmember Painter provided a brief comment acknowledging that on that particular consent calendar there were four different items, totaling just under 6 million dollars, to address homelessness, transitional housing, and supportive housing. She shared what a significant accomplishment that was for a City of Napa's size, and thanked staff for the efforts on such a significant Council priority.

Mayor Sedgley provided comments regarding item 5.R., related to an undersized water service agreement. He shared the unique circumstances of the item, and commended the Utilities department.

**A motion was made by Councilmember Painter, seconded by Councilmember Luros, to approve the Consent Agenda with item 5.H. pulled. The motion carried by the following vote:**

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

**Absent:** 1 - Narvaez

5.A. [213-2024](#) City Council Meeting Minutes

**Approved the minutes from the May 21, 2024.**

5.B. [215-2024](#) North Napa Center, 3380 Solano Avenue

- 1. Authorized the City Manager to execute an agreement with Abode Services in an amount not to exceed \$2,853,464 to provide the staff and related operating expenses to operate a non-congregate sheltering program at the North Napa Center for the term July 1, 2024 through June 30, 2026; and**
- 2. Authorized the City Manager to execute an agreement with Universal Protection Services dba Allied Security Services in an amount not to exceed \$1,500,000 to provide security services at the North Napa Center for the term July 1, 2024 through June 30, 2026.**
- 3. Determined that the actions authorized by this item are exempt from CEQA.**

- 5.C.**     [197-2024](#)     Workers' Compensation Coverage for City of Napa Volunteers
- Adopted Resolution R2024-064 designating volunteers serving the City of Napa as employees for purposes of workers' compensation.**
- Enactment No: R2024-064
- 5.D.**     [214-2024](#)     Homeless Outreach Services
- Authorized the City Manager to execute an agreement with Abode Services in the amount of \$823,099 for the term July 1, 2024 to June 30, 2025 for the provision of outreach services to individuals and families experiencing homelessness.**
- 5.E.**     [219-2024](#)     Grant Agreement with Heritage House Partners for Permanent Supportive Housing
- Authorized the City Manager to execute a grant agreement with Heritage House Partners LP for American Rescue Plan Act funding in an amount not to exceed \$745,466 to offset increased costs of constructing the Heritage House and Valle Verde project at 3700 Valle Verde Drive, which will provide 44 units of Permanent Supportive Housing, and determine that the actions authorized by this item were adequately analyzed by a previous CEQA action.**
- 5.F.**     [220-2024](#)     Tyler Technologies, Inc. Contract Amendment for Energov Software Licenses
- Authorized the Assistant City Manager to execute Amendment No. 7 to Agreement No. C2020-058 with Tyler Technologies, Inc. increasing the not to exceed amount by \$30,268 annually for recurring SaaS fees and to add additional permitting and GIS user software licenses for a total not to exceed amount of \$1,515,852.**
- 5.G.**     [221-2024](#)     Agreement for Public Safety Software Systems Support and Technology Project Management
- Authorized the Assistant City Manager to execute a five (5) year agreement not-to-exceed \$990,000 with Cloud 5 Solutions, LLC for Public Safety Software Systems Support and other Technology Project Management.**

- 5.H. [222-2024](#) Response to the 2023-2024 Napa County Grand Jury Final Report “Hitting the Reset Button; Addressing Gangs in Napa County.”

This item was pulled by Councilmember Alessio to acknowledge the item and address a community-wide concern. She asked that Chief Gonzales provide comments regarding the overall findings.

Police Chief Jennifer Gonzales provided a brief report.

**A motion was made by Councilmember Alessio, seconded by Councilmember Painter, to approve the City of Napa Response to the 2023-2024 Grand Jury Final Report "Hitting the Reset Button: Addressing Gangs in Napa County" and direct the City Manager to submit the response on behalf of the City Council to the Presiding Judge of the Superior Court. The motion carried by the following vote:**

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

**Absent:** 1 - Narvaez

- 5.I. [226-2024](#) Monthly Budget and Investment Statement

**Received the Monthly Budget and Investment Statement as of April 30, 2024.**

- 5.J. [227-2024](#) Tentative Agreement between the City of Napa and the Napa City Employees' Association - Service Employees International Union Local 1021

**Approved and adopted the Tentative Agreement between the City of Napa ("City") and the Napa City Employees' Association - Service Employees International Union Local 1021 ("NCEA") for the term of July 1, 2024, through June 30, 2026, and authorize the City Manager to finalize a successor Memorandum of Understanding (MOU).**

- 5.K. [133-2024](#) Consulting Services Agreements for Marketing, Advertising, Public Relations, Event Planning & Related Services for Tourism Promotion - Napa Tourism Improvement District

**Authorized the Community Development Director to execute a Services Agreement with D. Augustine & Associates, Inc. for Marketing, Advertising, Public Relations, Event Planning & Related Services for Tourism Promotion for the term of July 1, 2024 to June 30, 2025 for an amount not-to-exceed of \$716,458.**

- 5.L. [178-2024](#) Amendment to Repair and Maintenance for Heating and Cooling Systems Services

**Authorized the Public Works Director to execute on behalf of the City Amendment No. 6 to Agreement No. C2017-205 with Bell Products, Inc., for heating and air conditioning systems (HVAC) services, in the increased amount of \$500,000 for a total contract amount not to exceed \$1,450,000 and determine that the actions authorized by this item are exempt from CEQA.**

**5.M.**     [191-2024](#)     Amendment to On-Call Civil Engineering Consulting Services

Authorized the Public Works Director to execute on behalf of the City amendments to three On-Call Engineering Services Agreements: (1) Amendment No. 1 to Agreement No. C2021-331 with dk Associates, Inc. in the increased amount of \$300,000 for a total contract amount not to exceed \$800,000, (2) Amendment No. 1 to Agreement No. C2021-411 with GHD, Inc. in the increased amount of \$300,000 for a total contract amount not to exceed \$800,000, and (3) Amendment No. 1 to Agreement No. C2021-362 with Dokken Engineering in the increased amount of \$300,000 for a total contract amount not to exceed \$800,000.

**5.N.**     [195-2024](#)     Browns Valley Road Water Main Installation

Adopted Resolution R2024-065 (1) authorizing the Utilities Director to award and execute a construction contract after July 1, 2024, with Team Ghilotti, Inc., for construction of the Browns Valley Road Water Main Installation Project (account 53106131-63WD22UT08) in an amount not to exceed \$2,957,141; (2) authorizing the Utilities Director to approve change orders in a total amount up to \$592,859, for a total contract amount not to exceed \$3,550,000; (3) approving an appropriation in the amount of \$300,000 from Water CIP Undesignated Fund Balance account 531-35999 to CIP Project account 53160131-63WD22UT08, as documented in Council Budget Amendment No. 47; and (4) determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2024-065

**5.O.**     [208-2024](#)     Westwood Avenue Paving, Sidewalk, and Water Main Project

Adopted Resolution R2024-066: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with Granite Rock Company, for the Westwood Sidewalks Project in the bid amount of \$1,555,334; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$453,300 for a total project amount not to exceed \$2,008,634; (3) approving an appropriation in the amount of \$200,000 from Water CIP Fund Balance Account 531-35999 to CIP account 53160131-63WD24UT09, as documented in Budget Adjustment No. 14; and (4) determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2024-066

**5.P.**     [223-2024](#)     Street Preventive Maintenance Construction Contract - Twin Oaks East Neighborhood Crack and Cape Seals

Adopted Resolution R2024-067: (1) authorizing the Public Works Director to award a construction contract to, and execute a construction contract with, Pavement Coatings Co., for the Street Preventive Maintenance - Twin Oaks East project in the bid amount of \$729,358; (2) authorizing the Public Works Director to approve change orders and charges for project services up to \$72,935 for a total project amount not to exceed \$802,293; and (3) determining that the actions authorized by this resolution are exempt from CEQA.

Enactment No: R2024-067

- 5.Q.**     [233-2024](#)     SB1 Road Repair and Accountability Act - Project List Application  
FY2024-25
- Adopted Resolution R2024-068 adopting a list of projects for Fiscal Year 2024-25 funded by Senate Bill 1: The Road Repair and Accountability Act of 2017 and determining that the actions authorized by this resolution are exempt from CEQA.**
- Enactment No: R2024-068
- 5.R.**     [230-2024](#)     Undersized Water Service Agreement for Existing Outside Water Services at 5091 Solano Avenue
- Authorized the Utilities Director to execute an Undersized Water Service Agreement with Oak Knoll Resort LLC to allow the use of existing water services for the proposed Knoll House hotel at 5091 Solano Avenue and determine that the actions authorized by this item were adequately analyzed by a previous CEQA action.**

**6. ADMINISTRATIVE REPORTS:**

- 6.A.**     [101-2024](#)     Financial and Economic Indicator Update, Q2 2024
- Brendan Hurley, Economic Development Coordinator, introduced the item.
- Dr. Robert Eyler, provided the report.
- Discussion was turned over to Council. Individual questions and comments ensued.
- Mayor Sedgley called for public comment.
- Mr. Graves - asked if the slides reflected constant dollar. Dr. Eyler responded.
- Diane - posed question regarding the Inflation Reduction Act. Dr. Eyler responded.
- Unidentified speaker - asked if Napa received any monies from the opioid crisis settlement. Assistant city Manager Habkirk responded.

- 6.B.**     [231-2024](#)     Discussion of Designation of two members of Council to author argument in favor of Measure G for the November 5, 2024 ballot.
- Assistant City Manager Liz Habkirk and Public Works Director Julie Lucido provided the report.

Brief questions ensued and discussion of interested members.

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

**A motion was made by Councilmember Painter, seconded by Councilmember Alessio, to designate Mayor Sedgley and Councilmember Luros to author the argument in favor of Measure G, seek additional signatories to the argument, and file a rebuttal to the argument against the measure. The motion carried by the following vote:**

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

**Absent:** 1 - Narvaez

- 6.C.**     [064-2024](#)     Climate Action Update and Discussion of Next Steps

Management Analyst Deborah Elliott provided the report.

Mayor Sedgley called for public comment.

Bob Figoni - provided comments in support of a reusable foodware ordinance.

Susan Crosby - provided comments in support of a reusable foodware ordinance.

Chris Benz - shared support of energy efficiency reach codes and a reusable foodware ordinance. Thanked Vice Mayor Narvaez and Councilmember Alessio for serving on the CAC and provided additional remarks.

Discussion was brought back to Council. Individual comments and discussion ensued among members of Council regarding next steps, including the support of a future foodware ordinance.

## 7. CONSENT HEARINGS:

### Approval of the Consent Agenda

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

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

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

**Absent:** 1 - Narvaez

**7.A.**     [131-2024](#)     Downtown Business Promotions Tax Area - FY 2024-2025 Levy of Taxes

**Adopted Resolution R2024-069 levying taxes in the Downtown Business Promotions Tax Area (DBPTA) for FY 2024-2025 in accordance with Napa Municipal Code Chapter 3.28; and determining that the actions authorized by this resolution are exempt from CEQA.**

Enactment No: R2024-069

**7.B.**     [132-2024](#)     Oxbow Business Promotions Assessment Area - FY 2024-2025 Levy of Assessment

**Adopted Resolution R2024-070 levying assessments in the Oxbow Business Promotions Assessment Area for FY 2024-2025 in accordance with Napa Municipal Code Chapter 3.29; and determining that the actions authorized by this resolution are exempt from CEQA.**

Enactment No: R2024-070

**7.C.**     [134-2024](#)     Napa Tourism Improvement District FY 2024-25 Budget and Work Plan

**Adopted Resolution R2024-071 approving the Napa Tourism Improvement District City of Napa Local Governing Committee Budget and Work Plan for Fiscal Year 2024-25.**

Enactment No: R2024-071

**7.D.**     [148-2024](#)     FY 2024-2025 Annual Report for the Downtown Napa Property and Business Improvement District (PBID) and Levy of Assessments

**Adopted Resolution 2024-072 approving the FY 2024-2025 Annual Report for the Downtown Napa Property and Business Improvement District (PBID), levying assessments in the PBID, and determining that the actions authorized by this Resolution are exempt from CEQA.**

Enactment No: R2024-072

- 7.E. [212-2024](#) Downtown Parking Assessment Area - FY 2024- 2025 Levy of Assessment

**Adopted Resolution R2024-073 authorizing levying of assessments in the Downtown Parking Assessment Area for FY 2024-2025 in accordance with Napa Municipal Code Chapter 3.30; and determining that the actions authorized by this resolution are exempt from CEQA.**

Enactment No: R2024-073

## 8. COMMENTS BY COUNCIL OR CITY MANAGER:

Councilmember Painter acknowledged receipt of a letter request from Ralph DeAmicis, City representative on the Napa Public Access Cable TV Board, and asked Council if they supported a request to ask staff to meet with Ralph to obtain a better understanding of potential needs. Council supported the request, and City Clerk Carranza confirmed that she and the City Manager's Office would be following up.

Councilmember Painter also wished everyone a happy 4th of July and encouraged residents to participate in the local celebrations.

## 9. CLOSED SESSION:

Interim City Attorney Wolfson announced the closed session items.

- 9.A. [236-2024](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6):  
City designated representatives: Steve Potter, Liz Habkirk, Heather Ruiz, MJ Tueros, Paul Phangureh, Sabrina Wolfson and Jesse Lad.  
Employee organization: Napa Police Officers Association (NPOA).

- 9.B. [237-2024](#) CONFERENCE WITH LABOR NEGOTIATORS (Government Code Section 54957.6):  
City designated representatives: Steve Potter, Liz Habkirk, Heather Ruiz, MJ Tueros, Rajneil Paul Phangureh, Sabrina Wolfson and Jesse Lad.  
Employee organization: Napa City Firefighters Association (NCFCA).

**10. ADJOURNMENT:**

The meeting recessed to closed session at 5:33 P.M.

The meeting adjourned at 5:46 P.M. There was no reportable action.

**The next regularly scheduled meeting for the City Council of the City of Napa is July 16, 2024.**

**Submitted by:**

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**Tiffany Carranza, City Clerk**